



GENERAL INFORMATION

Date: 3/19/2008

Stage of Processing (mark the appropriate box)

- Application for Funding, Application for Preliminary Review, Application for Viability Review, Application for Commitment Review

Funding Applied For

Table with funding sources and amounts: Low Income Housing Tax Credit (\$1,250,000), Multifamily Bonds (taxable), Multifamily Bonds (tax-exempt), Partnership Rental Housing Program, Transitional Housing Grant, Rental Housing Funds, HOME Funds, Other.

Agency ID (Internal Use)

Empty table for Agency ID.

PROJECT NAME AND LOCATION

Project Name: Beall's Grant II, Street Address: 250 N. Washington St., City: Rockville, Zip Code: 20850, etc.

APPLICANT INFORMATION

Applicant Name: Montgomery Housing Partnership, Inc., Mailing Address: 12200 Tech Rd, Suite 250 Silver Spring, MD 20904, Contact: Stephen L. Sprecher, etc.

OWNERSHIP ENTITY INFORMATION

Owner/Borrower Name: MHP Beall's Inc., Taxpayer ID: 20-5038795

Type of Ownership (mark one box only)

- Individual, Corporation, Limited Liability Corporation, General Partnership, Limited Partnership, Local Government, Other

Principals (complete information for corporations and controlling general partners)

Table with columns: Name, Taxpayer ID, Ownership Interest, Nonprofit. Rows for MHP Beall's Inc. and Montgomery Housing Partnership, Inc.

* For-profit LLC will be formed if credits received

PROJECT INFORMATION

Amenities (mark all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Cable Access | <input type="checkbox"/> Laundry Facilities |
| <input checked="" type="checkbox"/> Transportation Services | <input checked="" type="checkbox"/> Washer/Dryer Hook-up |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> High Speed Internet Access |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Other: <u>Washer/dryers supplied</u> |
| <input checked="" type="checkbox"/> Disposal | <input checked="" type="checkbox"/> Other: <u>Exercise room</u> |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Other: <u>Community room/business center/computer lab</u> |

Type of Project (mark all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Acquisition of Existing Building(s) | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> Refinance |

Existing Building Information (complete all that apply)

- Percentage currently occupied n/a
- Project includes historic rehabilitation? Yes No
- Project involves the permanent relocation of tenants? Yes No
- Project involves the temporary relocation of tenants? *
Yes x No
- Year the building was built _____

Number of Residential Buildings

- Garden (walk-up) _____
- Townhouse _____
- Cottage, single-family, or semi-detached _____
- Elevator (≤ 4 floors w/frame construction) 1
- Elevator (≥ 5 floors w/concrete construction) _____
- Units Stacked- no elevator _____
- Total Buildings** 1

Total Land Area (acres)

2.5±

Total Building Area (gross square footage)

Residential Units: Low-Income	88,009
Residential Units: Market	22,002
Nonresidential Units	
Common Space:	
circulation (hallways, stairways etc.)	15,309
recreation:	2,668
leasing	485
other: GARAGE	72,466

Type of Occupancy (show number of units)

- Families 98
- Elderly _____
- Commercial _____
- Special Needs or Alternative Housing 11
- Total Units** 109

Total Gross Square Footage

200,939

Total without Garage

128,473

Housing for People with Disabilities and Families (show number of units)

- Housing targeting people with disabilities (as defined in Section 4.2.4 of the Guide) 11
- Housing for families (as defined by Section 4.2.5 in the Guide) 98
- Total Housing for People with Disabilities and Families** 109

Occupancy Restrictions of Project (*show number of units*)

Units to be occupied by households with income 30% or less of the area median
 Units to be occupied by households with income at 31-40% of the area median
 Units to be occupied by households with income at 41-50% of the area median
 Units to be occupied by households with income at 51-60% of the area median
 Units to be occupied by households with income at 61-85% of the area median
 Units that will be unrestricted
 Total Units

11
18
59
21
109

Low-Income Use Restrictions

Will the low-income restrictions be locked-in for more than 15 years?
 If yes, what is the total number of years to be restricted?

Yes No
 41+

ANTICIPATED DEVELOPMENT SCHEDULE

Activity	Date (MM/YYYY)
Site Control	
Sponsor has site control? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date site control expires	/
Date site will be acquired by the ownership entity	/
Zoning Status	
Current Zoning Classification TC-1	
Describe Current Classification Mixed-use residential town center	
Zoning change, variance or waiver required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Date application for zoning change, variance or waiver filed	/
Date of final hearing on zoning change, variance or waiver	/
Date of final approval of zoning change, variance or waiver	/
Date of local planning approval <i>in process</i>	/
Date financing applications filed with other lenders (<i>public and private</i>)	11/01/08
Date of financing reservation from the Department (<i>70 days from application deadline</i>)	06/10/08
Date firm commitments received from other lenders (<i>public and private</i>)	01/10/09
Date final plans and specifications completed	03/10/09
Date 10% of project costs incurred (<i>no later than 5 months from carryover allocation</i>)	12/10/09
Date of construction loan closing	07/10/09
Date construction or rehabilitation begins (<i>total construction period will be 15 months</i>)	07/15/09
Date 50% of construction or rehabilitation completed	05/10/10
Date of substantial completion of construction or rehabilitation	10/10/10
Date first certificate of occupancy received	10/10/10
Date final certificate of occupancy received	10/10/10
Date sustaining occupancy achieved	12/01/10
Date of permanent loan closing	03/10/11

DEVELOPMENT TEAM INFORMATION

Date: 3/19/08

DEVELOPMENT TEAM MEMBERS

Developer Montgomery Housing Partnership, Inc.
Mailing Address 12200 Tech Rd, Suite 250, Silver Spring, MD 20904
Contact Stephen Sprecher Phone (301) 922-2400 ext 16
Title Director RE and Neighborhood Dev Fax (301) 922-2800
D&B Duns Number _____ E-mail ssprecher@mhpartners.org

Guarantor
Mailing Address _____
Contact _____ Phone () -
Title _____ Fax () -
D&B Duns Number _____ E-mail _____

General Contractor Bozzuto Construction
Mailing Address 7850 Walker Drive, Suite 400, Greenbelt, MD 20770-3203
Contact Brian Grosholtz Phone 301 623-3641
Title Director Fax (301) 623-3641 (same)
D&B Duns Number _____ E-mail bgrosholtz@bozzuto.com

Management Agent Equity Management
Mailing Address 14504 Greenview Drive Suite 510 Laurel MD 20708
Contact Jibi George Phone 301 939-4489
Title _____ Fax 301 953-2866
D&B Duns Number _____ E-mail jgeorge@equitymgmt.com

Consultant Building Consultants Inc.
Mailing Address 5042 Dorsey Hall Drive Ellicott City, MD 21042
Contact Joseph Boyd Phone (410) 715-2277
Title President Fax (410) 715-4711
D&B Duns Number _____ E-mail jboyd@eConstructionServices.com

Architect The Preston Partnership
Mailing Address 7315 Wisconsin Avenue Suite 300 Bethesda MD 20814
Contact Loreen Arnold Phone (301) 634-8555
Title _____ Fax (301) 634-8556
D&B Duns Number _____ E-mail larnold@theprestonpartnership.com

Nonprofit Participant Montgomery Housing Partnership, Inc.
Mailing Address 12200 Tech Rd Suite 250 Silver Spring MD 20904
Contact Stephen Sprecher Phone (301) 922-2400 ext 16
Title Director RE and Neighborhood Develmnt Fax (301) 922-2800
D&B Duns Number _____ E-mail ssprecher@mhpartners.org

MBE/WBE Participant Building Consultants, Inc.
Mailing Address 5042 Dorsey Hall Drive Ellicott City, MD 21042
Contact Joseph Boyd Phone (410) 715-2277
Title President Fax (410) 715-4711
D&B Duns Number _____ E-mail jboyd@eConstructionServices.com

DEVELOPMENT TEAM MEMBERS

Equity Provider

	Enterprise		
Mailing Address	10227 Wincopin Circle, Suite 800 Columbia, Maryland 21044		
Contact	Kenneth P. Crawford	Phone	(410) 772-2675
Title	VP Acquisitions	Fax	(410) 772-2585
D&B Duns Number		E-mail	kcrawford@enterprisecommunity.com

Closing Attorney

	Chen Walsh Tecler & McCabe LLP		
Mailing Address	200-A Monroe Street Suite 300 Rockville, MD 20850		
Contact	Ken Tecler	Phone	(301) 279-9500
Title	Attorney	Fax	(301) 294-5195
D&B Duns Number		E-mail	kbt@cwtm.net

Private Lenders

	Enterprise		
Mailing Address	10227 Wincopin Circle, Suite 800, Columbia Md 21044		
Contact	Jesse Alfried	Phone	410 772-2614
Title	Vice President	Fax	410 715-9872
D&B Duns Number		E-mail	jalfriend@enterprisecommunity.com

Private Lenders

Mailing Address	_____		
Contact	_____	Phone	() -
Title	_____	Fax	() -
D&B Duns Number	_____	E-mail	_____

Private Lenders

Mailing Address	_____		
Contact	_____	Phone	() -
Title	_____	Fax	() -
D&B Duns Number	_____	E-mail	_____

DEVELOPMENT TEAM HISTORY

Are there direct or indirect identity of interests, financial or otherwise, among any members of the development team? If yes, explain. Yes No

Has any development team member* participated in the development or operation of a project that has defaulted on a Department or other government or private sector loan in the previous five years? If yes, explain. Please list the names and dates of projects in question. Yes No

Has any development team member* consistently failed to provide documentation required by the Department in connection with other loan applications or the management and operation of other, existing developments? If yes, explain. Yes No

Does any development team member* have a limited denial of participation from HUD or is any development team member* debarred, suspended or voluntarily excluded from participation in any federal or state program, or have been involuntarily removed within the previous 5 years as a general partner or managing member from any affordable housing project whether or not financed or subsidized by the programs of this Department? If yes, explain. Yes No

Does any development team member* acting in the roles of sponsor, developer, guarantor or owner have any chronic past due accounts, substantial liens, judgments, three or more instances of unpaid taxes (even if cured prior to the application date), foreclosures or bankruptcies within the past five years? If yes, explain. Yes No

Has any development team member* acting in the roles of sponsor, developer, guarantor or owner been involved with any project placed on the Department's defaulted loans watch list due to actions that are attributable to the sponsor or development team? If yes, explain. Yes No

Has any development team member* received a reservation, allocation or commitment of funding or a carryover allocation of tax credits from the Department within the last four years that it was unable to use, or place their project in service within the time allowed by the tax credit program? If yes, explain. Yes No

Does any development team member* have unpaid fees, loan arrearages or other obligations due to the Department on other projects, or for general partners or management agents, have tax credit compliance problems resulting in the issuance of an IRS Form 8823 and that are still outstanding in the following year? If yes, explain. Yes No

* Refer to the Multifamily Rental Financing Program Guide for a definition of development team members.

MINORITY- OR WOMEN-OWNED BUSINESS PARTICIPATION *(voluntary)*

Are any of the development team members* minority- or women-owned businesses? If yes, provide the following data on the business (mark all that apply): Yes No

- | | |
|--|--|
| <input type="checkbox"/> American Indian or Alaskan Native | <input type="checkbox"/> White |
| <input type="checkbox"/> Asian or Pacific Islander | <input checked="" type="checkbox"/> Female |
| <input type="checkbox"/> Hispanic | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Black | |

Is the entity a Maryland Department of Transportation (MDOT) certified minority- or women-owned business? Yes No

Is the entity certified by a Maryland local jurisdiction? Yes No

Describe the entity's role in the project: BCI will act as developer's representative including oversight of construction, draws, lease-up and representing MHP as needed. Jordan Honeyman will be providing landscape services.

NONPROFIT PARTICIPATION *(voluntary)*

Are any development team members* a nonprofit entity? Yes No

Is a nonprofit entity involved in the project in a role other than as a development team member*? If yes, describe the entity's role. Yes No

The Montgomery County Coalition for the Homeless will be referring tenants as units become available. MHP will hold these units for up to 60 days after they are vacant and reserve them for tenants referred by MCCH

Is the nonprofit entity affiliated with or controlled by a for-profit organization? If yes, describe the affiliation. Yes No

Is the nonprofit entity tax-exempt under Section 501(c)(3) or 501(c)(4) of the Internal Revenue Code? Yes No

Does the nonprofit entity's exempt purpose include the fostering of low income housing? Yes No

COMMUNITY-BASED INVOLVEMENT *(voluntary)*

Does the project involve a public housing authority? If yes, describe the PHA's role. Yes No

Does the project involve a nonprofit entity that is headquartered in the same community as the project? Yes No

Does the project involve a nonprofit entity that provides services to the same community as the project? If yes, describe the services provided. Yes No

Montgomery Housing Partnership, Inc. is the sponsor and general partner for this project. MHP provides many tenant services through all of its communities that are available to all tenants of MHP properties regardless of location. Services include homework clubs for children, computer classes for adults and teens, English classes and homeownership training.

Does the project involve a nonprofit entity that has a board of directors that includes community residents or members of organizations headquartered in the same community as the project? If yes, show the percentage of the board that is community-based and describe the services provided. Yes No

MHP's Board is 100% community-based.

* Refer to the Multifamily Rental Financing Program Guide for a definition of development team members.

QUALIFIED CENSUS TRACTS, DIFFICULT DEVELOPMENT AREAS, AND COMMUNITY REVITALIZATION PLANS

Is the project located in a QCT/DDA? Yes No

Is the project located in an area officially designated as:

- Certified heritage areas within locally designated growth areas;
- Community Legacy Areas;
- Designated Neighborhoods under the Neighborhood BusinessWorks Program of the Department;
- Empowerment Zones;
- Federal or Maryland Enterprise Zones;
- Hotspot Communities;
- Main Street Maryland Communities; or
- Rural villages as designated in county comprehensive plans as of July 1, 1998.

Is the project located in a rural area as designated by the Rural Development programs of the U. S. Department of Agriculture? Yes No

Is this project located in a federal Community Development Block Grant non-entitlement or HOME non-participating jurisdictions* that have an area median income below the non-metro median income? Yes No

* Refer to the Multifamily Rental Financing Program Guide for a list of jurisdictions.