

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



NOTICE OF FUNDING AVAILABILITY (NOFA):

The County of Lexington's Community Development Department is seeking proposed projects from Lexington County-certified Community Housing Development Organizations (CHDOs), non-profit affordable housing developers, and for-profit affordable housing developers with the qualifications and capacity to develop and/or manage affordable single-family housing projects for low- and moderate-income households.

The County has reserved up to \$250,000 in financial assistance through the Community Development Block Grant Program to promote the development of affordable housing. The target area for this NOFA is census tract 210.13 (block groups two, three, and four) located in the Town of Lexington on/around the Hendrix Street area or adjacent census tracts. CDBG rules shall apply to the project.

The amount of financial assistance that will be allocated to eligible affordable housing under this NOFA will be limited by the availability of HUD funding. Applications can be submitted for projects having a total projected cost exceeding the amount available for award through this NOFA. However, the applicant will be responsible for financing the excess amount and must submit documentation that such funding is immediately available and committed toward the project.

Single-family dwelling units funded under this NOFA shall comply with the applicable Federal, State, and local codes and ordinances, the rules and regulations to support the preservation of affordable housing as set forth at 24 CFR 570.202(b).

Applications that are determined to meet the requirements of this NOFA will be evaluated for possible funding. Subject to funding availability, the County will select the project(s) determined to be the best fit based upon HUD established criteria. Upon receipt of project applications, the County reserves the right to request additional information and/or reject any or all applications.

APPLICATION DEADLINE:

Completed Applications Must Be Submitted By **FRIDAY, JULY 18, 2014 AT 12 NOON.**

Please return five (5) hard copies of your application and attachments to:
County of Lexington Community Development Department
Peatra Cruz, Community Development Administrator
212 South Lake Drive, Suite 401 - Lexington, SC 29072

Please direct inquiries to Peatra Cruz at (803) 785-8121 or at pcruz@lex-co.com

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



Eligible applicants must be one of the following:

- Lexington County-certified CHDO
- Non-profit 501 (c)(3) with capacity to develop affordable housing
- For-profit entity with capacity to develop affordable housing
- Any partnership of the above listed entities.

In addition, eligible applicants must have the staff and capacity to develop affordable homeownership or rental housing.

ELIGIBLE PROJECTS

Eligible activities to be funded under this NOFA include the following:

- Acquisition and Rehabilitation of existing housing units for homebuyer housing
- Acquisition and Rehabilitation of existing housing units for rental housing

I. Requirements for Acquisition and Rehabilitation of Homebuyer Housing:

1. The household income of eligible homebuyers must be at or below 80% of the area's median income, as determined by HUD (*See page 10 for income*).
2. The applicant must submit with its application packet a Market Analysis or Market Study to examine the neighborhood market conditions identifying that there is a need for the project and that the area to be served has adequate market demand for housing available for purchase by income-eligible homebuyers.
3. Property purchased by the homebuyer must be occupied as a principal residence. Form of ownership for the homebuyer shall be fee simple title.
4. The applicant must list specific properties to be purchased. The purchase price of the property must be considered reasonable for the area. The applicant must also list the scope of work and estimated costs necessary to bring the housing units up to required building codes. Prior to closing on any property purchase, the County will conduct an independent assessment to identify deficiencies that must be addressed.
5. The housing units must comply with all HUD affordable housing standards and requirements for homeownership.
6. Any property which cannot be sold to an eligible homebuyer within nine (9) months of completion must be converted to a rental housing unit.

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



II. Requirements for Acquisition and Rehabilitation of Rental Housing:

1. The household income of eligible homebuyers must be at or below 80% of the area's median income as determined by HUD (*see page 10 for income*). Pursuant to 24 CFR 511, 24 CFR 570.202(b), and 24 CFR 570.208(a)(3) the CDBG-assisted units in a rental housing project must be occupied only by households that are eligible as low- and moderate-income families and must meet additional requirements to qualify as affordable housing.
2. The applicant must submit with its application packet a Market Analysis or Market Study to examine the neighborhood market conditions identifying that there is a need for the project and that the area to be served has adequate market demand for rental housing for income-eligible renters.
3. The applicant must list specific properties to be purchased. The purchase price of the property must be considered reasonable for the area. The applicant must also list the scope of work and costs necessary to bring the housing units up to required building codes. Prior to closing on any property purchase, the County will conduct an independent assessment to identify deficiencies that must be addressed.
4. The rental housing must be owned, managed, and maintained by the applicant. The applicant must submit documentation demonstrating its capacity to manage rental housing. Additionally, the rental units must comply with all HUD affordable housing standards and requirements for rental units.
5. The CDBG-assisted units must remain affordable for not less than fifteen (15) years beginning after project completion.

AWARD PROCESS

Once recommendations for funding have been finalized and approved by the County, the applicant(s) receiving an award will be provided a letter, which serves as the initial notification of the CDBG award. Funding will not be available and activities associated with the project shall not commence until a signed subrecipient agreement is executed by and between the applicant and the County. The subrecipient agreement will outline and specify regulatory requirements as well as the County's established requirements that must be adhered to. Environmental Reviews shall be conducted on all properties, as required by HUD. No funding will be disbursed by the County until Environmental Review requirements are met. The subrecipient agreement will be established requiring completion of the project within a twelve (12) month period.

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



MONITORING

The County will assume the monitoring responsibility for all activities funded through the County's CDBG allocation.

- For homeownership projects, the County will review the property to ensure it meets housing quality standards. The County will also review the income documentation for potential homebuyers.
- For rental projects, the County will conduct an initial monitoring review during the lease-up period, which serves not only as a monitoring review but provides the applicant with technical assistance and guidance to ensure that HUD requirements are adhered to for future monitoring visits. The applicant will be required to annually review rent, utility allowances, and tenant incomes.

Ongoing project monitoring will be managed by the County's Community Development Department. Project compliance is based on CDBG regulatory requirements as set by HUD.

The applicant must provide a monthly report to the Community Development Department on activities associated with the project in the format requested by the County.

REGULATORY REQUIREMENTS

Projects funded through this NOFA shall conform to applicable Federal laws, Rules, and Executive Orders. Specifically, the applicant must ensure that the project will conform to the requirements of the following Acts and Executive Orders:

- | | |
|--|------------|
| a) Fair Housing Act | 24 CFR 100 |
| b) Executive Order 11063
<i>(Equal Opportunity in Housing)</i> | 24 CFR 107 |
| c) Title VI Civil Rights Act of 1964
<i>(Nondiscrimination in Federal programs)</i> | 24 CFR 1 |
| d) Age Discrimination Act of 1975 | 24 CFR 146 |
| e) Sect. 504 Rehabilitation Act of 1973 | 24 CFR 8 |
| f) Executive Order 11246
<i>(Equal Employment Opportunity)</i> | 41 CFR 60 |
| g) Section 3 of the Housing and Urban | 24 CFR 35 |

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



-
- h) Development Act of 1968
 - i) Executive Order 11625
 - j) Executive Order 12432
 - k) Executive Order 12138
 - l) Site and Neighborhood Standards 24 CFR Part 938

REQUIREMENTS AND PRACTICES FOR OUTREACH EFFORTS

The applicant must affirmatively further fair housing through marketing policies that inform and solicit applications from eligible persons in the housing market area. Such procedures may include, but are not limited to: the use of community organizations, churches, employment centers, fair housing groups, public housing authorities, housing counseling agencies, or other acceptable forms of real estate marketing.

The County will require that the applicant maintains records of its efforts to affirmatively market units, and also utilize those records to assess the results of these actions.

GENERAL PROGRAM INFORMATION

Financial Assistance

The maximum amount of funding available through this NOFA is \$250,000. All proceeds from the activity shall be repayable to the County.

Proceeds from a homeownership activity shall be immediately repayable to the County at the time of closing/sale/transfer of the property.

Proceeds from a rental housing activity where the applicant is the owner of the rental housing shall be repayable to the County as an amortizing below-market rate loan of two (2%) percent. All projects receiving a below-market rate loan will be secured by a Promissory Note and a recorded Mortgage. Terms and conditions of the loan will include but not be limited to the following:

- In the event the property is to be sold, the full balance of the loan will become due and payable at closing/sale/transfer (per the mortgage and security agreement "Due on Sale" clause).

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



-
- Unless cash flow is determined to be sufficient to cover debt service during the underwriting evaluation, a project will not be awarded a loan.
 - The project's initial Debt Coverage Ratio (DCR) must not be less than 1.15.
 - The loan shall be in first lien position to any other private lender financing, unless otherwise approved by the County.
 - Loan payments will automatically be deferred for ninety (90) days following project completion. For the purpose of loan payments, a project shall be considered complete after acquisition and rehabilitation have taken place and the units are ready for occupancy.

APPLICATION SUBMISSION

Applications may be submitted to the County during regular business hours at any time during the application cycle. Applications may be delivered by hand, by mail, or other shipping services. Facsimile and /or e-mail transmissions will not be accepted.

All applications must be received no later than 12:00 noon, EST on Friday, July 18, 2014 to be considered.

Applicants must submit one (1) original and four (4) copies of the application in a 3-ring binder or spiral bound appropriately separated with tabs. Complete applications must include all pages of the application and all items identified on the Application Checklist along with any supporting documentation. The County will not rely on any previously submitted information, written or verbal, to evaluate the application.

OTHER APPLICATION INFORMATION

The County reserves the right to:

- The County of Lexington reserves the right to make no award, suspend, amend, or modify the provisions of this NOFA.
- Award Applicants less than the amount of funds requested
- Reject any and all applications received
- Waive or modify minor irregularities in applications upon notification to the Applicant

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



-
- Adjust or correct any mathematical errors in the application
 - Request clarification from the Applicant to ensure an understanding of the application submitted
 - Adopt or utilize all or any part of the application unless covered by legal copyright, patent or property rights in which case the County must be notified
 - Negotiate with the Applicant to serve the best interest of the County

Any project(s) funded under this NOFA will have deadlines imposed for expending funds and time constraints in which to provide the County with required documentation. Agreements may be terminated by the County at any time prior to the Agreement's end date due to the lack of project productivity or failure to perform as required by the County.

If there are other financial sources in addition to CDBG, those sources and amounts must be identified in the application packet. All financial commitments must be documented by a letter from the funding source and must be made available upon request.

No member, officer, agent, or employee of the County shall be personally liable concerning any matters arising out of or in relation to the commitment of CDBG Program funds with regard to feasibility or viability of the proposed project.

PROGRAM SUSPENSION/DEBARMENT

Any of the following actions may result in a one (1) year suspension from participating in all County administered HUD grant programs.

- a) Failure to complete a development by the project completion deadline specified in the Award Agreement and Implementation Schedule.
- b) Failure to complete or comply with the environmental review requirements as specified by 24 CFR Parts 50 and 58 as amended.

Any of the following actions may result in the permanent debarment from participating for funding from all County administered programs:

- a) Any Applicant who provides false or misleading information to the County with regard to a development seeking HOME/CDBG funds, in any capacity whatsoever, regardless of when such

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



false or misleading information is discovered. Any award received on the basis of such false or misleading information shall be void. Each Applicant shall be given written notice by the Community Development Department stating the reason for which the sanction of debarment was imposed.

- b) Any partnership and/or developer agreement, written or otherwise, that attempts to circumvent County requirements regardless of when the violation is discovered.

The County, in its sole discretion, may determine other acts to be infractions of the program that require suspension or debarment.

REVIEW PROCESS

County staff will review all applications for funding and make recommendations for awarding funds based on the following criteria:

1. Applications that do not meet the threshold criteria, compliance with federal and state laws, or CDBG Program requirements will be rejected.
2. Once applications are reviewed for completeness, applicants will receive written notification of any deficiencies (missing or incomplete information) in their applications. Applicants with four (4) or more missing and /or incomplete items will be disqualified. Applicants with less than four (4) missing and/or incomplete items will have five (5) business days from the date of notification to provide the information to the County. Failure to provide the information to the County within the timeframe will result in an automatic disqualification of the application.
3. All applications will undergo an underwriting evaluation and will be reviewed for financial feasibility. Only applications deemed to be financially feasible and consistent with HUD policies will be recommended for funding.

If the entire amount of funding set aside under this NOFA is not exhausted, the County reserves the right to retain and deobligate funding from the project and utilize the remaining funds for the good of the general public. In such a case, the County will allocate the funds to other projects in accordance with the Annual Action Plan. It is anticipated that a project award will be made within sixty (60) days of the application deadline.

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



THRESHOLD REQUIREMENTS

1. Applicants proposing a project requesting CDBG funds must provide a commitment letter(s) at the time of application if the County is not the only funding source.
2. Before any funds are committed to a project, an underwriting review will be conducted along with an assessment of the applicant's financial capacity. The applicant must submit with the application current financial statements compiled, reviewed, or audited by an independent CPA licensed by the South Carolina Board of Accountancy. The financial statements must include a balance sheet dated on or after December 31, 2013. An applicant or applicant group must have minimum unrestricted liquid assets of \$30,000.
3. Any participating organization, developer(s), general partners(s), or managing member(s) will be automatically disqualified if any of the following issues of noncompliance are demonstrated:
 - A. Uncorrected non-compliance violations with the County.
 - B. Debarred from participation in other federal programs (i.e. HUD, RHS, CDBG, HOPWA, ESG, FHLB, LIHTC, HTF, NSP, etc.).
 - C. The County has sole discretion in the determination of non-compliance and it is not subject to interpretation (appeal) or final resolution of the non-compliance violation.
4. Participants with current HOME/CDBG awards must be in compliance with the executed award agreements to apply for funding.
5. Applicants must have a designated Project Administrator on staff that will be responsible for the coordination of the project (i.e. project implementation through project completion). The Project Administrator's resume must be included in the application submittal.
6. A market analysis or market study must be submitted with the application to ensure there is adequate demand for the proposed project.
7. No projects shall be awarded funding if relocation of current tenants is involved, unless otherwise approved by the County.
8. The following factors shall be considered by the County when conducting its underwriting review and evaluation of a project's feasibility:
 - A. Applicant's experience and success in developing and/or managing affordable housing projects
 - B. Financial structure of the project
 - C. Applicant's program design on the proposed project
 - D. Applicant's performance on past HOME/CDBG grant awards or other federal grant awards
 - E. Green or Energy Efficiency component associated with the project

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
 Grant Programs Division
 212 South Lake Drive, Suite 401
 Lexington, SC 29072
 (803) 785-8121



- F. Existence of a waiting list for potential homebuyers if the project is a homeownership activity
- G. Existence of a waiting list of potential renters if the project is a rental activity

FY 2014 INCOME LIMITS SUMMARY

Lexington County, South Carolina										
FY 2014 Income Limit Area	Median Income	FY 2014 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Lexington County	\$58,000	Extremely Low (30%) Income Limits	\$12,250	\$14,000	\$15,750	\$17,500	\$18,900	\$20,300	\$21,700	\$23,100
		Very Low (50%) Income Limits	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500	\$33,850	\$36,150	\$38,500
		Low (80%) Income Limits	\$32,700	\$37,350	\$42,000	\$46,650	\$50,400	\$54,150	\$57,850	\$61,600

U.S. Housing and Urban Development. [FY 2014 Income Limits Documentation System](#)

<http://www.huduser.org/portal/datasets/il/il2014/2014summary.odn>

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
 Grant Programs Division
 212 South Lake Drive, Suite 401
 Lexington, SC 29072
 (803) 785-8121



APPLICANT INFORMATION		
Organization Name:		
Address:		
Mailing Address (if different):		
City:	State:	Zip:
Phone:	Fax:	Federal Tax ID:
Contact Name and Title:		
Email:	Alternate Phone:	

PROJECT REQUEST	
Proposed Project Name:	
Project Address:	
Amount Requesting: \$	Date of Request:
Source of Repayment:	
Method of Repayment/Requested Term of Loan: <input type="checkbox"/> Immediate repayment upon sale of property (for Rehabilitation/Resale) OR <input type="checkbox"/> 15 year period <input type="checkbox"/> 20 year period <input type="checkbox"/> 25 year period <input type="checkbox"/> Other If other, please explain:	
Census Tract:	Role(s) of applicant in project: <input type="checkbox"/> Owner <input type="checkbox"/> Developer <input type="checkbox"/> Sponsor <input type="checkbox"/> Partnership
Neighborhood (be specific):	Number of Units to be Acquired:
Purpose of Project: <input type="checkbox"/> Acquisition/Rehabilitation/Resale <input type="checkbox"/> Acquisition/Rehabilitation/Rental	
Please describe in detail the proposed project and how Lexington County's funds will be used in carrying out project activities.	

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



PROJECT INFORMATION	
Project Start Date:	Completion Date: <i>Must be within twelve (12) months of the start date. All original grant funds must be expended by this date.</i>
<p><i>Discuss the causes of the problem, the resulting need within the community, and the significance of the project to the beneficiaries of the community. Support your statement with relevant statistics when available.</i></p> <p>Describe your project to include (continue on attachments if necessary):</p> <ol style="list-style-type: none">1. A Market Analysis or Market Study to include as much of the following information available:<ol style="list-style-type: none">A. General Market Trends<ol style="list-style-type: none">i. Population & householdsii. Employment Opportunitiesiii. Incomeiv. Housing Marketv. Conclusions<ol style="list-style-type: none">1. Overall demand (by income & age)2. Projected future growth in demand3. Housing market standards for competitivenessB. Market Area<ol style="list-style-type: none">i. Primary or effective market area<ol style="list-style-type: none">1. Geographic area of the majority of customersii. Existing Patterns<ol style="list-style-type: none">1. Survey of comparable properties; waiting listsB. Demand Pool/Target<ol style="list-style-type: none">i. Demand<ol style="list-style-type: none">1. Geography/market area, max/min incomes, demographic characteristicsii. Demand Pool<ol style="list-style-type: none">1. Target pool of primary customers2. Metric: capture rate (project units/net effective demand HHs)C. Supply Analysis<ol style="list-style-type: none">i. Identify best "comparables"<ol style="list-style-type: none">1. Assisted housing2. Private housing3. For-sale & rental housing – competitive optionsii. Compare price, condition, amenities, location, (environment & access), occupancy levels, other differences	

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



D. Market Conclusions/Absorption

- i. Is there sufficient unmet demand?
 1. Capture rate
- ii. How does project compare to competition?
 1. Competitive price
- iii. How long will it take to rent/sell the units?
 1. Absorption rate

2. A detailed overview of the project including the number of LMI beneficiaries

3. Timeline and Implementation Schedule

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



CREDIT HISTORY	
1. Name of Creditor/Grantor:	
Address:	
Date Borrowed/Granted:	
Repayment Schedule:	
2. Name of Creditor/Grantor:	
Address:	
Date Borrowed/Granted:	
Repayment Schedule:	

APPLICANT SIGNATURE AND AUTHORIZATION	
Name and Title of Authorized Applicant Representative:	
Signature:	Date:

By signing above you understand that this is not a contract between your organization and Lexington County. This is an application for a loan using CDBG funds. If your application is accepted and funds are available, you will at that point sign an agreement outlining the terms and conditions of your loan with the County of Lexington.

Please return five (5) hard copies of your application and attachments to:
County of Lexington Community Development Department
Peatra Cruz
Community Development Administrator
212 South Lake Drive, Suite 401
Lexington, SC 29072

Please direct inquiries to Peatra Cruz at (803) 785-8121 or at pcruz@lex-co.com.

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
Grant Programs Division
212 South Lake Drive, Suite 401
Lexington, SC 29072
(803) 785-8121



Application Checklist

APPLICATION CHECKLIST
<ul style="list-style-type: none"><input type="checkbox"/> Market Analysis or Market Study<input type="checkbox"/> Project Overview and LMI Beneficiary Data<input type="checkbox"/> Year-to-date financial statements<input type="checkbox"/> Organizational budget for the current and next fiscal year, if available<input type="checkbox"/> Projected monthly cash flow statement for the project<input type="checkbox"/> Income tax returns (Form 990) for the last two fiscal years<input type="checkbox"/> Financial audits for the last fiscal year<input type="checkbox"/> Copy of 501(c)3 tax status determination letter<input type="checkbox"/> Copy of Articles of Incorporation<input type="checkbox"/> Updated information on your organization's board makeup or principals<input type="checkbox"/> Copy of your organization's current by-laws<input type="checkbox"/> Copy of the Project Manager's resume
SOURCES OF OTHER FUNDS (if applicable)
<ul style="list-style-type: none"><input type="checkbox"/> Copy of executed contract/grant award/commitment letter for each of any other sources of funds to be used clearly outlining the amount awarded, the reimbursement process, and the date of funding award
PROJECT INFORMATION AND IMPACT SUMMARY
<ul style="list-style-type: none"><input type="checkbox"/> Copy of project budget narrative (Please use the format provided)<input type="checkbox"/> Provide pictures or any other visual representations of your project

Applications are due Friday, July 18, 2014 at 12:00 noon.

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
 Grant Programs Division
 212 South Lake Drive, Suite 401
 Lexington, SC 29072
 (803) 785-8121



BUDGET NARRATIVE & JUSTIFICATION				
<i>Please include a <u>detailed</u> justification for each line item explaining how you arrived at the total amount for that line item.</i>				
<u>Line Item</u>	<u>Total Cost</u>	<u>CDBG Funds</u>	<u>Match</u>	<u>Leveraged Funds</u>
Property Acquisition				
<i>Justification:</i>				
Rehabilitation				
<i>Justification:</i>				
Contingency				
<i>Justification:</i>				
Appraisal				
<i>Justification:</i>				
Environmental Review				
<i>Justification:</i>				

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
 Grant Programs Division
 212 South Lake Drive, Suite 401
 Lexington, SC 29072
 (803) 785-8121



Survey				
<i>Justification:</i>				
Legal Fees				
<i>Justification:</i>				
Permanent Loan Fee				
<i>Justification:</i>				
Title/Escrow Fees				
<i>Justification:</i>				
Operating Reserves				
<i>Justification:</i>				
Rent-Up Marketing				
<i>Justification:</i>				

AFFORDABLE HOUSING PROJECT APPLICATION

County of Lexington Community Development Department
 Grant Programs Division
 212 South Lake Drive, Suite 401
 Lexington, SC 29072
 (803) 785-8121



Soft Cost Contingency				
<i>Justification:</i>				
Real Estate Taxes				
<i>Justification:</i>				
Developer Fee				
<i>Justification:</i>				
Other				
<i>Justification:</i>				
Totals				