

**ATTACHMENT 30A: FORM OF ARCHITECT’S CERTIFICATION
for Noncompetitive Rehabilitation**

Submit on Architect’s Letterhead

Date: _____

Attn: Multifamily Programs Division
Tennessee Housing Development Agency
502 Deaderick Street, 3rd Floor
Nashville, TN 37243

Development Name: _____ (the “Development”)

Development Address _____

Ownership Entity: _____ (the “Development Owner”)

Ladies and Gentlemen:

I am the supervising architect with respect to the referenced Development. As required in the Tennessee Housing Development Agency [Low-Income Housing Credit Qualified Allocation Plan for 2023](#) (the “QAP”) and 2023 Multifamily Tax Exempt Bond Authority Program Description (the MTBA PD), I am providing the following certifications as part of a Final Application submitted to the Tennessee Housing Development Agency (“THDA”) in connection with placing the Development in service. I understand that THDA requires and will rely solely on this certification with respect to the matters addressed herein to determine whether the Development, as described in the Final Application, remains eligible for a final allocation of Low-Income Housing Credits (“Housing Credits”). **I hereby certify the following Items 1 through 6 are required as referenced in the QAP and MTBA PD:**

1. Comply with the Fair Housing Act design and construction requirements for units that are considered “covered multifamily dwellings” designed and constructed “for first occupancy” after March 13, 1991, using one of HUD’s recognized safe harbors.
2. Comply with the Americans with Disabilities Act (ADA), as applicable,
3. Comply with all applicable local building codes or State adopted building codes in the absence of local building codes.
4. Multifamily Tax-Exempt Bond Authority and Noncompetitive Housing Credit Rehabilitation Requirements QAP (Section 14-C):
 - The replacement of any component of the building or site with a Remaining Useful Life of less than 15 years, as specified in the Fannie Mae Expected Useful Life Table, which is incorporated in this QAP by reference.
 - Substantially the same scope of work in all units including painting of the entire unit (all

rooms and ceilings), flooring consistent throughout development, and matching cabinetry within each unit.

- If roofs are to be replaced, roofing materials must be anti-fungal with a minimum 25-year warranty.
- For developments with existing exterior wooden stair systems, the existing exterior wooden stair systems must be replaced in their entirety with new steel or concrete exterior stair systems unless the Physical Needs Assessment clearly states that the existing exterior wooden stair systems have a remaining useful life of at least 10 years.
- Replace all exteriors that are 90% vinyl with an estimated useful life of 15 years or less, as shown in the Physical Needs Assessment, with brick/stone veneer, stucco or fiber cement and/or hardiplank.

5. Rehabilitation Minimum Requirements (Multifamily Tax-Exempt Bond Authority Program Description Section 5-2):

All expenditures for Limited Rehabilitation, Moderate Rehabilitation or Substantial Rehabilitation must satisfy all requirements of Section 42(e)(3)(A)(ii) of the Code and all of the following as applicable (Program Description Section 5-2):

- Developments who chose Limited Rehabilitation must be rehabilitated so that, upon completion, rehabilitation hard costs must be no less than the greatest of 20% of building acquisition cost or six thousand dollars (\$6,000) per unit. The rehabilitation scope of work must include, at a minimum, all work specified in the Physical Needs Assessment along with corrective actions for all deficiencies noted, with regard to interior and exterior common areas, interior and exterior painting and/or power washing, gutters, parking areas, sidewalks, fencing, landscaping, and mailboxes and the replacement of exterior that is 90% or more vinyl with brick/stone veneer, stucco or fiber cement or hardiplank. The replacement of any of these components of the buildings or the site with a Remaining Useful Life of Less than 15 years, must be included in the scope of work as specified using the Fannie Mae Estimated Useful Life Table. Substantially the same scope of work in all units is required, including, without limitation, painting of the entire unit, consistent flooring throughout the development and matching cabinetry within each unit.
- Developments who chose Moderate Rehabilitation must be rehabilitated so that, upon completion, rehabilitation hard costs must be no less than the greatest of 25% of building acquisition cost or seven thousand dollars (\$7,000) per unit. The rehabilitation scope of work must include, at a minimum, the scope of work as outlined in the Limited Rehabilitation requirements above, all appliances in all units Energy-Star compliant, and all MTBA PD for 2023 page 16 of 28 work specified in the Physical Needs Assessment along with corrective actions for deficiencies noted, with regard to drywall, carpet, tile, interior and exterior paint, the electrical system, heating and air conditioning systems, roof, windows, interior and exterior doors, stairwells, handrails, and mailboxes. The replacement of any of these components of buildings or the site with a Remaining Useful Life of less than 15 years must be included as specified using the Fannie Mae Estimated Useful Life Table. It is expected that substantially the same scope of work in all units including painting of the entire unit, consistent flooring throughout the development and matching cabinetry within each unit is accomplished during the rehabilitation.
- Developments who chose Substantial Rehabilitation must be rehabilitated so that, upon

completion, rehabilitation hard costs must be no less than the greatest of 30% of building acquisition costs or eleven thousand dollars (\$11,000) per unit. The rehabilitation scope of work must include, at a minimum, scope of work as outlined in the Limited Rehabilitation and Moderate Rehabilitation requirements above, as described in the Physical Needs Assessment along with corrective actions for all deficiencies noted, and the major building systems will not require further substantial rehabilitation for a period of at least fifteen (15) years from the required placed in service date. The replacement of any component of buildings or the site with a Remaining Useful Life of less than 15 years must be included in the scope of work as specified using the Fannie Mae Estimated Useful Life Table. Substantially the same scope of work is required in all units including, without limitation, painting the entire unit, consistent flooring throughout the development and matching cabinetry within each unit.

My certification of items 7 through 10 as applicable, is to support the points claimed and awarded to the Initial Application involving the Development (check all that apply):

6. Development Characteristics (QAP Section 21-F-3):

- Installation of a Range Oven, Fire Stop, Auto Stop or comparable extinguishing system over the stove in each unit.
- Installation and maintenance of a camera video security system with at least one (1) camera monitoring each of the following areas: front of each building, back of each building, community room, computer room, rental office, all site entrance/exit roadways and parking areas.
- Construction and maintenance of a walking trail, minimum four (4) feet wide and 1250 linear feet paved and continuous. At least one (1) permanently anchored weather resistant bench with a back must be installed at the mid-point of the trail. **Sidewalks are not eligible for these points.**
- Construction and maintenance of perimeter fencing extending around all sides of the development site, except at development entrances was completed. **Chain link fencing is not eligible for these points.**
- Construction and/or rehabilitation of development signs, including the Fair Housing Logo, at all entrances to the development site.
- Use of anti-fungal roofing materials with a minimum 30 year warranty.
- Rehabilitation of an existing multifamily housing development that includes **complete replacement** of existing exterior wooden stair systems (regardless of remaining useful life) with new steel or concrete stair systems.

7. Serving Resident Populations with Special Housing Needs (Section 21-F-5):

Developments who chose these points will provide a residency preference for households with Special Housing Needs. All facilities must be compliant with the federal Americans with Disabilities Act (“ADA Compliant”). The facility must adhere to the Fair Housing Act requirements that all public and common areas be readily accessible to and usable by persons with disabilities.

A development shall contain dedicated space with appropriate furniture and fixtures for, and

agreements with, providers of Supportive Services relevant to Special Housing Needs residents and at least one (1) of the following on-site amenities:

- An exercise facility for appropriate group activity for special housing needs residents was constructed and/or rehabilitated. The space must be at least 900 square feet, if indoor; or
- A gazebo containing a minimum of 100 square feet; which must be covered and have permanent bench seating affixed and in an appropriate location available to all residents for year round usage was constructed and/or rehabilitated; or
- A pergola sized a minimum of 14 feet by 14 feet; which must have permanent bench seating affixed and in an appropriate location available to all residents for year round usage was constructed and/or rehabilitated; or
- A veranda which must be permanently attached to the side of a building was constructed and/or rehabilitated. The veranda must be covered by a roof, be 10 feet wide and extend the length of the attached side of the building and must contain permanent seating for 10% of the units at the development and be available to all residents for year round usage; or
- A picnic shelter which must be covered, with permanent table and bench seating and in an appropriate location available to all residents for year round usage was constructed and/or rehabilitated; or
- A community room or computer center with updated computer systems equipped with high speed Internet service was constructed and/or rehabilitated and includes new computers, new printers and new scanners purchased within the most recent 12 months as of the placed in service date. Receipts for purchase of new computers, new printers, and new scanners purchased no more than 12 months prior to the placed in service date will be required prior to issuance of IRS Form(s) 8609. The computers should be provided at a minimum of one (1) computer per 50 total units or part of 50 units. Printer cartridges, paper, computer supplies and on-going maintenance of the computer systems sufficient to meet reasonable resident demand will be furnished by the development owner. The computer system must be available to residents during regular office hours and occasionally during the evenings and weekends.

-OR-

8. Serving Resident Populations with Children (Section 21-F-7):

Developments who chose these points will provide a residency preference to households with children and must construct and/or rehabilitate the number of three (3) bedroom units which equal or exceed a minimum of 20% of the total units in the development rounded up to the nearest whole unit.

The development must include (i) a playground with permanent playground equipment of commercial grade quality with a minimum of four separate pieces of equipment or a structure that encompasses a minimum of four pieces of equipment AND (ii) at least one (1) of the following on-site amenities:

- An appropriately sized, dedicated space with appropriate furniture and fixtures for, and agreements with, providers of after-school tutoring or homework help programs was constructed and/or rehabilitated. The space must be available to residents during regular office hours and occasionally during the evenings and weekends; or

- A sport field or court (basketball, tennis, baseball, field hockey, soccer, football, etc.) that incorporates permanent fixtures and a minimum of 1,600 square feet of concrete, artificial grass or paved surface, whichever is appropriate for the sport and is separate from all parking areas was constructed and/or rehabilitated. The field or court must be available to all residents for year round use; or
- A community room or computer center with updated computer systems equipped with high speed Internet service was constructed and/or rehabilitated and includes new computers, new printers and new scanners purchased no earlier than 12 months as of the placed in service date. Receipts for purchase of new computers, new printers, and new scanners purchased no more than 12 months prior to the placed in service date will be required prior to issuance of IRS Form(s) 8609. The computers should be provided at a minimum of one (1) computer per 50 total units or part of 50 units. Printer cartridges, paper, computer supplies and on-going maintenance of the computer systems sufficient to meet reasonable resident demand will be furnished by the development owner. The computer system must be available to residents during regular office hours and occasionally during the evenings and weekends.

NOTE: Points may not be taken for Serving Resident Populations with Children and Serving Resident Populations with Special Housing Needs. Applicants chose whether to select points for Serving Resident Populations with Children or Serving Resident Populations with Special Housing Needs, but not both.

9. Energy Efficiency (Section 21-F-9):

- At placed in service, all of the following ENERGY STAR requirements have been met development wide: ENERGY STAR rated HVAC systems in all units, 15 SEER minimum; and ENERGY STAR refrigerator with ice maker, 19 cubic foot minimum; and overhead light fixture connected to a wall switch in the living room and all overhead light fixtures in other rooms connected to a wall switch in the same room; and all light fixtures fitted with ENERGY STAR light bulbs; and ENERGY STAR rated windows in all units; and all toilets high efficiency or dual flush.

I acknowledge that Tennessee Code Annotated, Section 13-23-133, makes it a Class E felony for any person to knowingly make, utter or publish a false statement of substance for the purpose of influencing THDA to allow participation in any of its programs, including the Low-Income Housing Credit Program. I further acknowledge that by making the certifications herein I am making statements of substance for the purpose of influencing THDA to award Low-Income Housing Credits to the Development Owner for the Development.

(Name, Signature, license number, and state of licensure of Architect providing certification)