

**ATTACHMENT 30A: FORM OF ARCHITECT'S CERTIFICATION  
for Competitive New Construction**

**Submit on Architect's Letterhead**

Date: \_\_\_\_\_

Attn: Multifamily Programs Division  
Tennessee Housing Development Agency  
502 Deaderick Street, 3<sup>rd</sup> 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"), 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 (Section 13-B):**

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. All units in the development include the following energy efficiency features (**QAP Section 13-D**):
  - At least one high efficiency or dual flush toilet and all faucets, shower heads and toilets EPA "Watersense" rated.
  - New ENERGY STAR rated frost free refrigerator (14 cubic foot minimum) with ice maker.
  - All faucets are EPA "Watersense" rated.
  - All light fixtures in units and common areas are fitted with ENERGY STAR rated light bulbs, compact fluorescent or LED.
  - HVAC systems, including the air handler and line sets, are rated at 14 SEER and properly

sized for the units in all buildings with fewer than six stories.

- For buildings with six stories or more, all PTAC systems are rated between 9.6 and 12.0 EER.
- Electronic programmable temperature control thermostats.
- All entry doors are metal-clad wood, fiberglass, or hollow metal construction exterior doors that are insulated, paneled and have a peephole with a minimum R-11 rating in all units. If an entry door is glass and is the only natural light for a unit, the glass door has a U-Factor rating in accordance with the applicable state adopted International Energy Conservation Code (IECC) and is comparable to the R-11 rating.
- All windows are double glazed, insulated energy efficient windows.
- Attic insulation with an R-30 minimum value.

**5. New Construction Minimum Construction Requirements (Section 14-A):**

**All newly constructed single family units, duplexes, and triplexes, meet the following Visitability requirements:**

- Easy Access with a step-free entrance of not more than ½ inch from a driveway, sidewalk or other firm surface into the main floor of the home, and;
- Easy Passage throughout the home with an exterior door that provides a minimum of 32 inches of clear passage (36 inches is preferable) from the step free entrance. All interior passage doorways on the main floor also provide a minimum of 32 inches of clear passage, and;
- Easy Use with a main floor that includes a kitchen, some entertainment area, at least one bedroom and one full bathroom. The full bathroom will provide at least 30 inches by 48 inches of maneuvering space that allows easy access to the sink, commode and shower or tub.
- All retention and/or detention ponds are fenced.
- Development sign at the entrance(s) to the complex includes the Fair Housing Logo.
- Roofing materials are anti-fungal with a minimum 25-year warranty.

**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 14-A-3):**

All facilities provided in this Section 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 useable by persons with disabilities.

- Brick/stone veneer or stucco, minimum 60 percent and remaining exterior fiber cement and/or hardiplank: OR
- Brick/stone veneer or stucco minimum 50 percent and remaining exterior fiber cement and/or hardiplank: OR
- Brick/stone veneer or stucco minimum 40 percent and remaining exterior fiber cement and/or hardiplank.
- Use of anti-fungal roofing materials with a minimum 30 year warranty:
- Installation of hookups for standard size washers/dryers in all units (hookups for stackable

washer/dryers to not count).

- A gazebo containing a minimum of 100 square feet was constructed, which must be covered and have permanent bench seating affixed and in an appropriate location available to all residents for year round usage. This option not available to applicants claiming points under Serving Resident Populations with Special Housing Needs.
- A minimum 1,200 square foot community building was constructed, accessible to residents during reasonable hours including evenings, holidays and weekends. The square footage counted towards this total may include a leasing office, an equipped exercise room, and an equipped computer center. Laundry room and storage/maintenance rooms will not be counted as part of the 1,200 square foot minimum.
- All units were constructed with pre-wired, with hidden wiring, for high speed Internet hookup with at least 1 centrally located connection port or if not wired, then a wireless computer network.
- All units were constructed with pre-wired, with hidden wiring, for high speed Internet hookup with at least 1 centrally located connection port and connection ports in all bedrooms or if not wired, a wireless computer network.
- 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.
- A walking trail was constructed, which is minimum four (4) feet wide and 1,250 linear feet paved and continuous. At least one (1) permanently anchored weather resistant bench with a back is installed at the mid-point of the trail. Sidewalks are not eligible for these points.
- Perimeter fencing was constructed, extending around all sides of the development site, except at development entrances. Chain link fencing is not eligible for these points.
- A pergola was constructed, with a minimum size of 14 feet by 14 feet which has permanent bench seating affixed and in an appropriate location available to all residents for year round usage was competed. This option not available to applicants claiming points under Serving Resident Populations with Special Housing Needs.
- A veranda was constructed, which is permanently attached to the side of a building covered by a roof, is 10 feet wide and extend the length of the attached side of the building and contains permanent seating for 10% of the units at the development and be available to all residents for year round usage. This option not available to applicants claiming points under Serving Resident Populations with Special Housing Needs.
- A picnic shelter was constructed, which must be covered with permanent table and bench seating and in an appropriate location available to all residents for year round usage.

7. **Serving Resident Populations with Special Housing Needs (Section 14-A-5):**

Developments who chose these points will provide a residency preference for households with

Special Housing Needs. 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. The space must be at least 900 square feet, if indoor; or
- A gazebo containing a minimum of 100 square feet was constructed, which is covered and has permanent bench seating affixed and in an appropriate location available to all residents for year round usage; or
- A pergola was constructed, with a minimum size of 14 feet by 14 feet and has permanent bench seating affixed and in an appropriate location available to all residents for year round usage; or
- A veranda, permanently attached to the side of a building, was constructed. The veranda must be covered by a roof, is 10 feet wide and extend the length of the attached side of the building and contains permanent seating for 10% of the units at the development and be available to all residents for year round usage; or
- A picnic shelter was constructed, which is covered with permanent table and bench seating and in an appropriate location available to all residents for year round usage; or
- A community room or computer center was constructed with updated computer systems equipped with high speed Internet service, which include new computers, new printers and new scanners manufactured 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 must be furnished, free of charge, to residents. 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 14-A-7):**

Developments who chose these points will provide a residency preference to households with children and must construct 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 was constructed, with appropriate furniture and fixtures for, and agreements with, providers of after-school tutoring or homework help programs was constructed. 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, is surfaced appropriately

for the sport(s) intended for that space, and is separate from all parking areas was constructed. 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 includes new computers, new printers and new scanners purchased no earlier than 12 months prior to the placed in service date. Receipts for purchase of new computers, new printers, and new scanners purchased dated 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 must 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 must be furnished, free of charge, to residents. 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 must choose 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 14-A-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)