

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

**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 2021 (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 12-A):**

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 12-A-13):
  - 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.
- All units have an 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 were replaced with double glazed, insulated energy efficient windows.
- Attic insulation has an R-30 minimum value.

**5. Existing Multifamily Housing Minimum Rehabilitation Requirements (Section 12-C):**

- Minimum rehabilitation costs equal to the greater of the per door costs in the Physical Needs Assessment or \$25,000.
- 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.
- Corrective actions for all deficiencies noted in the Physical Needs Assessment.
- Substantially the same scope of work in all units including painting of the entire unit (all rooms and ceilings), flooring consistent throughout the development, and matching cabinetry within each unit.
- If roofs were replaced, roofing materials must be anti-fungal with a minimum 25-year warranty.
- Replaced and installed new water supply fixtures and valves.
- Replaced all window blinds and exterior window screens.
- Replaced all damaged and worn interior doors, jams, frames, and hardware.
- For developments with existing exterior wooden stair systems, the existing exterior wooden stair systems were 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.
- Replaced all exteriors that are 90 percent 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.

**My certification of Items 7 through 11 as applicable, is to support the points claimed and awarded to the Initial Application involving the Development (check all that apply):**

6. The “per door” rehabilitation hard costs were (\$25,000 minimum)(Section 13-B-2-c):
- Less than \$26,000
  - \$26,000 to \$30,000
  - \$30,001 to \$35,000
  - \$35,001 to \$40,000
  - \$40,001 and above

**7. Development Characteristics (QAP Section 13-B-3):**

- 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 accessible to residents during reasonable hours; including evenings, holidays and weekends was constructed. 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 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 pre-wired, with hidden wiring, for high speed Internet hook-up 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.
- Construction and maintenance of a walking trail, minimum four (4) feet wide and 1250 linear feet paved and continuous was completed. 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.
- 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. This option not available to applicants claiming points under Serving Resident Populations with Special Housing Needs.

- 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. This option not available to applicants claiming points under Serving Resident Populations with Special Housing Needs.
- 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.

**8. Serving Resident Populations with Special Housing Needs (Section 13-B-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 and/or rehabilitated. 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 room with updated computer systems equipped with high speed Internet service was constructed and/or rehabilitated and includes 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-

**9. Serving Resident Populations with Children (Section 13-B-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, 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 and/or rehabilitated. The field or court must be available to all residents for year round use; or
- A community room or computer room 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 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 chose whether to select points for Serving Resident Populations with Children or Serving Resident Populations with Special Housing Needs, but not both.**

**10. Energy Efficiency (Section 13-B-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)