

PROJECT DESCRIPTIONS



COLLINS HILLTOP

BLUE LAKE MEADOWS



VALLEY VIEW

COLLINS HILLTOP

Collins Hilltop is a 30-unit building that consists of a mix of low-income housing tax credit (LIHTC), HOME, project-based vouchers (PBVs), and market rate units.

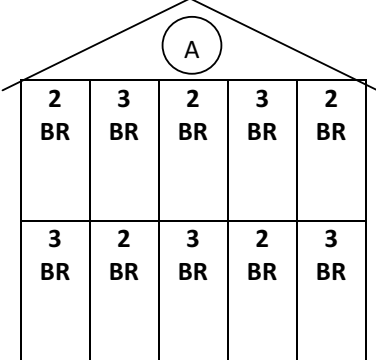
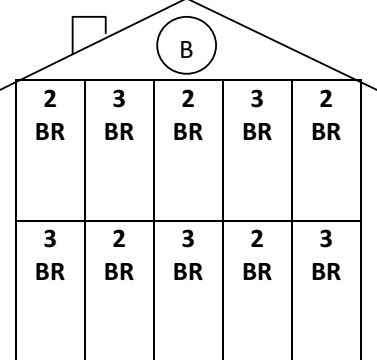
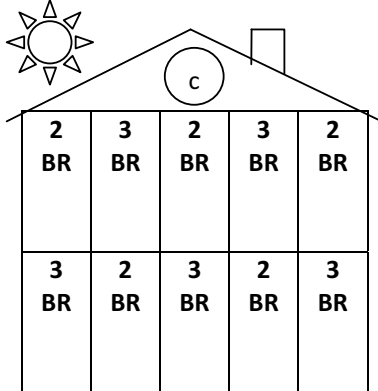
- 17 units receive subsidy from the local PHA under the standard PBV program. The PHA uses the 50 percent Section 8 income limit. Units 101 through 207 are currently PBV. The PBV HAP contract was signed in January 2015.
- For the LIHTC program, the development is mixed-use. The owner elected the 40-60 MSA on the IRS Form 8609. Further, units 109 and 110 are rented to families with incomes at or below 35 percent of AMGI per the owner's agreement with the state agency. Units 201 and 202 are rented to families with incomes at or below 30 percent of AMGI. The remaining LIHTC units are rented at or below 60 percent of AMGI. Units 208, 209, 210, 307, 308, 309, 310 are currently market units and have no income or rent restrictions. Units 208-210 are two bedrooms and units 307-310 are three bedrooms. The building was placed in service in November 2015.
- For the HOME program, the owner is required by the PJ to have six fixed HOME units during the HOME affordability period. The written agreement with the PJ states that units 301, 302, and 303 are Low HOME units and 304, 305, and 306 are High HOME units. HOME funds were committed to the project on August 24, 2015.

301 60% LIHTC	302 60% LIHTC	303 60% LIHTC	304 60% LIHTC	305 60% LIHTC	306 60% LIHTC	307 Market	308 Market	309 Market	310 Market
50% HOME	50% HOME	50% HOME	80% HOME	80% HOME	80% HOME				
201 50% PBV	202 50% PBV	203 50% PBV	204 50% PBV	205 50% PBV	206 50% PBV	207 50% PBV	208 Market	209 Market	210 Market
30% LIHTC	30% LIHTC	60% LIHTC	60% LIHTC	60% LIHTC	60% LIHTC	60% LIHTC			
101 50% PBV	102 50% PBV	103 50% PBV	104 50% PBV	105 50% PBV	106 50% PBV	107 50% PBV	108 50% PBV	109 50% PBV	110 50% PBV
60% LIHTC	60% LIHTC	60% LIHTC	60% LIHTC	60% LIHTC	60% LIHTC	60% LIHTC	60% LIHTC	35% LIHTC	35% LIHTC

BLUE LAKE MEADOWS

Blue Lake Meadows Project Overview

Blue Lake Meadows						
	LIHTC		PBRA		HOME	
Income Restrictions	60% AMI		50% AMI		80% AMI for High HOME 50% AMI for Low HOME	
Building A	100% of units are maintained as LIHTC		100% of units have PBRA		No HOME assisted units	
Building B	100% of units are maintained as LIHTC		100% of units have PBRA		No HOME assisted units	
Building C	100% of units are maintained as LIHTC		100% of units have PBRA		8 floating HOME units	

														
LIHTC/PBRA					LIHTC/PBRA					LIHTC/PBRA/HOME				

Blue Lake Meadows, located in Wood County, Wisconsin, is a 30-unit project with LIHTC, PBRA, and HOME consisting of two- and three-bedroom comparable units in three separate buildings. Each building is not its own project for LIHTC purposes. The owner elected the 40-60 MSA on the IRS Form 8609 but maintains the project as 100 percent LIHTC. The low-income housing tax credits for all three buildings were placed in service on August 1, 2014. The HOME affordability agreement was effective May 1, 2014. All eight HOME units are floating in Building C.

BLUE LAKE MEADOWS APPLICANT LIST

As the manager of Blue Lake Meadows, you are responsible for ensuring continuing program compliance for all programs in Blue Lake Meadows. The following applications have been received for tenancy:

1.	Sue Yim	HOH	Age 22	FT Student
	Ray Yim	Son	Age 6	FT Student
	Chris Yim	Son	Age 5	FT Student
	Gross household income:	\$22,100		
	Income type/source(s):	Child support/Wages		
2.	Patrick Howell	HOH	Age 45	
	Trish Howell	Spouse	Age 43	Disabled
	James Howell	Son	Age 17	FT Student
	Katie Howell	Daughter	Age 19	PT Student
	Gross household income:	\$26,875		
	Income type/source(s):	Social Security/Wages		
3.	Juan Ortega	HOH	Age 20	FT Student
	Gloria Ortega	Spouse	Age 21	FT Student, formerly in foster care
	Gross household income:	\$18,500		
	Income type/source(s):	Wages		
4.	Kristy Jackson	HOH	Age 30	
	Sara Jackson	Daughter	Age 10	FT Student
	Jill Jackson	Daughter	Age 8	FT Student
	Joe Jackson	Son	Age 2	
	Gross household income:	\$20,075		
	Income type/source(s):	Wages		
5.	Jennifer Hall	HOH	Age 19	FT Student; not married; not a veteran; no dependent children; not disabled; does not meet Title IV definition of <i>independent student</i> ; never in foster care
	Gross household income:	\$17,900		
	Income type/source(s):	Wages		

**Blue Lake Meadows
Wood County, Wisconsin, FY 2014 MTSP Income Limits:**

FY 2014 MTSP Income Limit Area	Median Income	FT 2014 MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Wood County	\$62,600	50% Income Limits	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$38,850	\$41,350
		60% Income Limits	\$26,340	\$30,060	\$33,840	\$37,560	\$40,620	\$43,620	\$46,620	\$49,620

HUD Program Income Limits (Section 8, Section 221(d)(3) BMIR, Section 235, and Section 236)

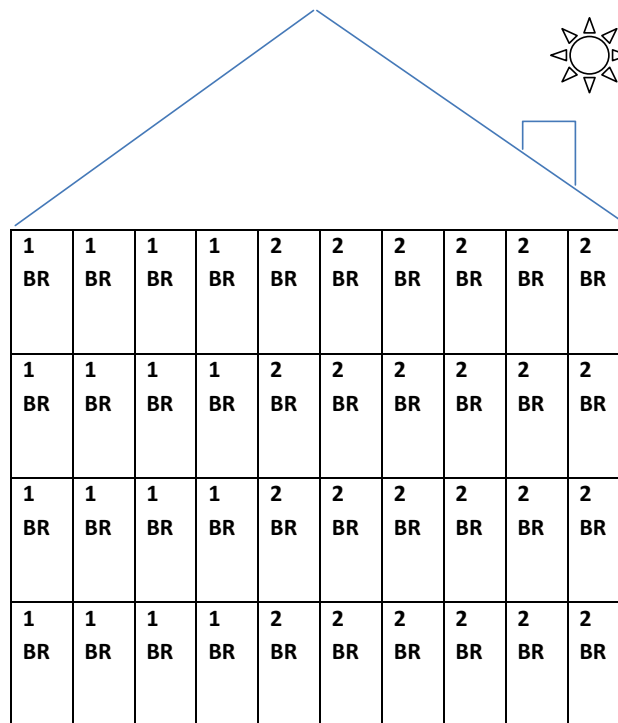
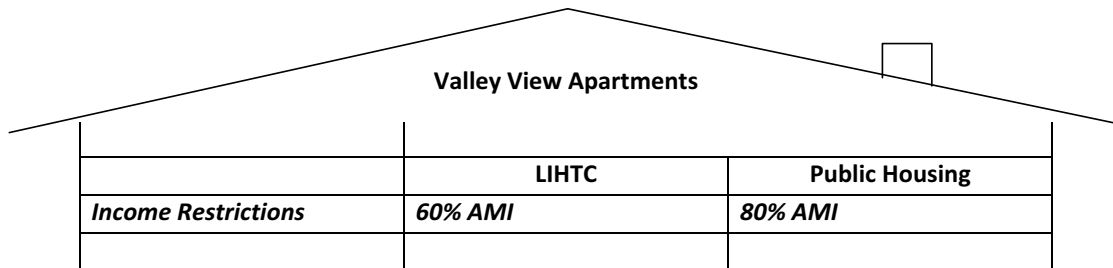
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Wood County \$62,600 Very Low-Income Limits (50%)	\$21,800	\$24,900	\$27,900	\$31,000	\$33,850	\$36,350	\$38,850	\$41,350
Extremely Low-Income Limits (30%)	\$13,200	\$15,050	\$16,950	\$18,800	\$20,350	\$21,850	\$23,350	\$24,850
Low-Income Limits (80%)	\$35,100	\$40,100	\$45,130	\$50,100	\$54,150	\$58,150	\$62,150	\$66,150

HOME Income Limits

STATE: WISCONSIN		ADJUSTED HOME INCOME LIMITS							
PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Waushara County, WI									
30% LIMITS		12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME		21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS		25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME		33550	38350	43150	47900	51750	55600	59400	63250
Wood County, WI									
30% LIMITS		13200	15050	16950	18800	20350	21850	23350	24850
VERY LOW INCOME		21950	25050	28200	31300	33850	36350	38850	41350
60% LIMITS		26340	30060	33840	37560	40620	43620	46620	49620
LOW INCOME		35100	40100	45100	50100	54150	58150	62150	66150

VALLEY VIEW

Valley View Apartments – Project Overview



Valley View Apartments is a 50-unit public housing project consisting of one- and two-bedroom comparable units in one building. The property underwent rehabilitation using low-income housing tax credits (LIHTC) in 2011. The building was placed in service July 1, 2011. The owner elected the 40/60 MSA and maintains the following unit mix:

Unit Type	1 Bedroom	2 Bedroom
Public Housing	10	20
LIHTC	10	10
Total	20	30