

WAKE COUNTY
Homeownership Application

Housing & Community Revitalization
336 Fayetteville St. Raleigh, NC 27601

Part I. General Project Information
Project Name and Address

Project Name Kelley Meadows Single-family Home Development - Affordable Housing
Street Address 0 Kelley Meadows Road (Real Estate ID # 0060563)
City Kightdale State North Carolina Zip Code 27545
Priority Funding Area
☐ Area 1 ☐ Area 2 ☐ Area 3 ☐ Area 4

Applicant Information

Sponsor or Developer Habitat for Humanity of Wake County, Inc.
Mailing Address 2420 North Raleigh Blvd
City Raleigh State North Carolina Zip Code 27604
Contact Person Bill Ahern Telephone 919-744-2400
Title President/CEO Facsimile 919-833-8256
Email bill.ahern@habitatwake.org

Ownership Entity

Owner/Borrower Habitat for Humanity of Wake County, Inc.
Mailing Address 2420 North Raleigh Blvd
City Raleigh State North Carolina Zip Code 27604
Taxpayer Identification 56-1492703 General Partner
Type of Entity ☐ For-Profit ☒ Nonprofit ☐ Other
Status of Entity ☒ Entity Exists ☐ Entity to be Formed

Project Type(s)

- ☒ New Construction
☐ Acquisition and/or Rehabilitation

Site Information

Total Area (Acres) 2.29
Total Area (Sq. Ft.) 99,752

Building Information

Total Units 17
Total Area (Sq. Ft.) 19,550
Average Size (Sq. Ft.) 1,150

Utility Availability

Check if the capacity of the current system is adequate and utilities are available at the site:

- ☒ Storm Sewer ☒ Water ☒ Sanitary Sewer ☒ Electric

Type of Heat

- ☐ Gas Forced Air
☐ Electric Baseboard
☒ Electric Heat Pump
☐ Other: _____

Type of Hot Water

- ☐ Gas
☒ Electric
☐ Other: _____

Type of Air Conditioning

- ☐ Electric Window
☒ Electric Forced Air
☐ Other: _____

Amenities

- ☒ Range ☐ Garbage Disposal ☒ Dishwasher ☒ Washer/Dryer Hookup ☒ Kitchen Exhaust Fan
☒ Refrigerator ☐ Laundry Facilities ☒ Air Conditioning ☒ Other: Advanced Energy Certified

9/30/2019

Fee Simple Ownership	
Will the property be owned in fee simple (site and/or buildings)?	<input checked="" type="radio"/> Yes <input type="radio"/> No

Leasehold	
If the property is not owned in fee simple, will the property be leased?	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Not Applicable

Appraisal	
Does the applicant have an appraisal of the property less than one year old?	<input type="radio"/> Yes <input checked="" type="radio"/> No

Identity of Interest	
Does an identity of interest (direct or indirect) exist between the applicant, owner and/or seller of the property?	<input type="radio"/> Yes <input checked="" type="radio"/> No

Conflict of Interest	
Is a board member or staff member involved in any part of this transaction?	<input type="radio"/> Yes <input checked="" type="radio"/> No

Environmental Risk Factors	
Is the applicant aware of any environmental risk factors involving the property?	<input type="radio"/> Yes <input checked="" type="radio"/> No

Flood Plain	
Is the site located in a flood plain?	<input type="radio"/> Yes <input checked="" type="radio"/> No

Relocation	
Does the project involve tenant relocation?	<input type="radio"/> Yes <input checked="" type="radio"/> No

Historic Structures	
Does the property contain any structures of historical significance?	<input type="radio"/> Yes <input checked="" type="radio"/> No

Zoning Information	
Current Zoning Classification: <u>UR12 - Urban Residential</u>	
<input type="radio"/> Rezoning is necessary to permit single-family housing (specify): _____	
<input checked="" type="radio"/> Rezoning is not necessary; single-family housing is a permitted use (specify): <u>Single-family housing permitted</u>	

Development Schedule	(mm/yyyy)
Acquisition	<u>05/31/18</u>
Construction Start	<u>11/15/19</u>
Construction Completion	<u>08/31/20</u>
First Home Sold	<u>09/30/20</u>
Last Home Sold	<u>11/30/21</u>

Part II. Development Sources and Uses of Funds

	(Total)	(Per Unit)
Acquisition Costs	135,000	7,941

Planning and Design

Architect's Fee	5,100	300
Engineering Costs	25,500	1,500
Legal Fees	3,400	200
Appraisal/Market Study	2,550	150
Other:		
Total	36,550	2,150

Site Improvements - Clea	34,000	2,000
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Construction/Rehabilitation

Building Construction	1,445,000	85,000
General Requirements	204,000	12,000
Builder's Overhead	164,900	9,700
Builder's Profit		
Contingency	51,000	3,000
Other:		
Total	1,864,900	109,700

Fees and Charges

Taxes and Insurance	3,400	200
Closing Costs	1,700	100
Furnishing		
Other:		
Other:		
Total	5,100	300

Marketing**Development Costs**

Water	31,450	1,850
Sewer	35,700	2,100
Streets	68,000	4,000
Storm Drainage	70,550	4,150
Other:		
Total	205,700	12,100

Non-Development Costs

Overhead	102,000	6,000
Developer's Fee		
Total	102,000	6,000

Total Project Cost	2,383,250	140,191
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Other Financing

	(Amount)	(Interest Rate)	(Term)
Predevelopment Loan			
Acquisition Loan			
HFHWC	2,248,250		
Total	2,248,250		

Wake County

Predevelopment Loan			
Acquisition Grant			
Construction Loan			
Development Loan	135,000		
Mortgage Financing			
Total	135,000		

Total Financing	2,383,250
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Status of Other Financing

Predevelopment Commitment

Does the applicant have a firm commitment(s) for predevelopment financing?

☐ Yes (attach)
☐ No
☒ Not Applicable

Acquisition Commitment

Does the applicant have a firm commitment(s) for acquisition financing?

☐ Yes (attach)
☐ No
☒ Not Applicable

Construction Commitment

Does the applicant have a firm commitment(s) for construction financing?

☐ Yes (attach)
☐ No
☒ Not Applicable

Development (Site Improvements) Commitment

Does the applicant have a firm commitment(s) for development financing?

☐ Yes (attach)
☐ No
☒ Not Applicable

Mortgage Financing Commitment

Does the applicant have a firm commitment(s) for mortgage financing?

☐ Yes (attach)
☐ No
☒ Not Applicable

Part III. Home Purchase Sources and Uses of Funds

	(Per Unit)	(Total)
Average Purchase Price	139,900	2,378,300
Closing Costs		
Appraisal	100	1,700
Credit Report		
Inspection Fees		
Lab Tests for Lead Hazards		
Sales Commission		
Lender's Fees		
Legal Fees		
Title and Recording Fees	275	4,675
Mortgage Insurance		
Prepaid Escrows	775	13,175
Other:	550	9,350
Total	1,700	28,900
Total Home Purchase Cost	141,600	2,407,200

	(Per Unit)	(Total)
Loans		
Private Loan	115,000	1,955,000
Other Loan		
County Loan		
Total	115,000	1,955,000
Other		
Homebuyer	1,700	
Seller Paid Closing Costs		
Total	1,700	
Total Financing	116,700	1,955,000
Terms of City Loan		
Maximum Loan Amount	N/A	
Interest Rate		
Term		

Part IV. Cash Flow Statement

(Expenses and payments shown in parentheses must be entered as negative values.)

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 7	Quarter 8	Quarter 9	Quarter 10	Total Expended
Income											
Units Sold				3	3	3	4	4			17
Gross Sales Revenue				419,700	419,700	419,700	559,600	559,600			2,378,300
(Seller Paid Closing Costs)											
Net Revenue				419,700	419,700	419,700	559,600	559,600			2,378,300
Expenses											
(Acquisition Costs)	(135,000)										(135,000)
(Planning and Design)	(18,275)	(18,275)									(36,550)
(Site Improvement)		(102,850)	(102,850)								(205,700)
(Construction/Rehabilitation)				(329,100)	(329,100)	(329,100)	(438,800)	(438,800)			(1,864,900)
(Fees and Charges)				(2,300)	(600)	(600)	(800)	(800)			(5,100)
(Marketing)		(34,000)									(34,000)
(Non-Development Costs)	(12,750)	(12,750)	(12,750)	(12,750)	(12,750)	(12,750)	(12,750)	(12,750)			(102,000)
Total Costs	(166,025)	(167,875)	(115,600)	(344,150)	(342,450)	(342,450)	(452,350)	(452,350)			(2,383,250)
Net Cash Flow	(166,025)	(167,875)	(115,600)	75,550	77,250	77,250	107,250	107,250			(4,950)
Other Financing											
Predevelopment Loan											
Acquisition Loan											
Construction Loan											
Wake County Financing											
Predevelopment Loan											
Acquisition Loan											
Construction Loan											
City of Raleigh Financing											
Predevelopment Loan											
Acquisition Loan											
Construction Loan											
Cash Flow to Developer	(166,025)	(167,875)	(115,600)	75,550	77,250	77,250	107,250	107,250			(4,950)

Part V. Loan Detail

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 7	Quarter 8	Quarter 9	Quarter 10	Total Expended
Predevelopment Loan (Other)											
Beginning Balance											
Principal Disbursements											
(Principal Repayment)											
Interest Due											
(Interest Repayment)											
Interest Accrued											
Acquisition Loan (Other)											
Beginning Balance											
Principal Disbursements											
(Principal Repayment)											
Interest Due											
(Interest Repayment)											
Interest Accrued											
Construction Loan (Other)											
Beginning Balance											
Principal Disbursements											
(Principal Repayment)											
Interest Due											
(Interest Repayment)											
Interest Accrued											
Predevelopment Loan (Raleigh)											
Beginning Balance											
Principal Disbursements											
(Principal Repayment)											
Interest Due											
(Interest Repayment)											
Interest Accrued											
Acquisition Loan (Raleigh)											
Beginning Balance											
Principal Disbursements											
(Principal Repayment)											
Interest Due											
(Interest Repayment)											
Interest Accrued											

Part VI. Certifications

<p>Bankruptcy</p> <p>Has the developer, sponsor or owner filed a petition for bankruptcy or has a petition for bankruptcy been filed against the developer, sponsor, owner or management agent?</p> <p style="text-align: right;"><input type="radio"/> Yes <input checked="" type="radio"/> No</p>
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<p>Judgments</p> <p>Are there any outstanding judgments against the developer, sponsor, owner, management agent or any of the principals?</p> <p style="text-align: right;"><input type="radio"/> Yes <input checked="" type="radio"/> No</p>
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<p>Litigation</p> <p>Has the developer, sponsor, owner or management agent been involved in any litigation concerning civil rights, equal employment opportunities or discrimination?</p> <p style="text-align: right;"><input type="radio"/> Yes <input checked="" type="radio"/> No</p>
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<p>Mortgage Default</p> <p>Has any principal of the developer, sponsor, owner or management agent been involved in a mortgage default within the last five years?</p> <p style="text-align: right;"><input type="radio"/> Yes <input checked="" type="radio"/> No</p>
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The undersigned hereby makes application to Wake County for \$_____ through the Nonprofit Homebuyer Program for a loan for the purpose of providing low-income housing.

The applicant certifies that the applicant believes the project can be completed within the development budget and purchase budget set forth, and certifies that the information in the application, including all exhibits and attachments, is true, correct and complete to the best of the applicant's knowledge and belief. The applicant is aware that after funds are committed, any returns to the County requesting any payment changes or increases in loan amount will be required to reapply during the next funding cycle.

By execution of the application, the applicant understands and agrees that Wake County may conduct its own independent review and analysis of the information contained in the application, including all exhibits and attachments, and that any such review and analysis will be made for the sole and exclusive benefit and protection of Wake County.

Also, by execution of this application, authorization is hereby granted to Wake County to obtain a standard factual data credit report through a credit reporting agency chosen by Wake County on any and all persons and corporations submitting application.

It is further agreed and understood by the applicant that, for the purposes of determining the terms under which a commitment may be made, Wake County may require changes in the information contained in the application, including all exhibits and attachments, or in any documentation or materials now or hereafter submitted in connection with this application.

Bill Ahern
President/CEO

President/CEO (Signature)

October 1, 2019
Date

David Booth
Board Chairman

Board Chairman (signature)

October 2, 2019
Date