

# Multi-Family Housing Revitalization Demonstration Program

## MPR Pre-application

**Instructions:** Please provide the information by entering letters and numbers from left to right. Individuals place last name first, first name, then middle initial. Allow one space between names and do not use symbols like (-), (\$), (#), and (,) when entering dollar amounts. Applicants are encouraged, but not required, to submit the pre-application electronically. Please note that electronic submittals are not on a secured website.

The Federal Register Notice pertains to announcing the availability of funds and the timeframe to submit applications to participate in a demonstration program to preserve and revitalize existing rural rental housing projects financed by Rural Development under Section 515, Section 514, and Section 516 of the Housing Act of 1949, as amended. This Notice does not have an adverse impact on minority/low-income populations.

(a) Applicant's name

(b) Name of applicant's authorized representative

(c) Applicant's address

Street

City

State

Zip Code

(d) Applicant's telephone number

(e) Email address

(f) Primary Project Name

(g) Is this a simple, complex or portfolio transaction? (Check One)

Simple

Complex

Portfolio

If portfolio, what is the portfolio name? *A separate pre-application must be submitted for each project and each pre-application must have the same "Portfolio Name".*

Portfolio Name

(h) Does this proposal involve a consolidation of multiple projects? Yes No (Check One)

**If "yes", check one:**

- This proposal involves a consolidation of 2 to 4 properties: Yes
- This proposal involves a consolidation of 5 or more properties: Yes

**If "yes", be sure to list all properties in (i) below.**

(i) Provide the following information for the projects being considered in this pre-application starting with the Primary Project:

<b>Primary Project Borrower ID No.</b>	<b>Project ID No.</b>	<b>Project Name</b>	<b>For Section 515 Only: Vacancy Percentage</b>	<b>Proj. State</b>	<b>Proj. Type</b>
(1)			%		515/514/516

**Projects to be Consolidated with the Primary Project**

(2)			%		
(3)			%		
(4)			%		
(5)			%		
(6)			%		
(7)			%		
(8)			%		
(9)			%		
(10)			%		

For Section 515 multi-family housing projects: If vacancy percentages for any of the projects listed above that have 16 or more revenue producing units exceed 10.0%, or 15.0% for projects with less than 16 revenue producing units, attach required market survey documentation.

For Section 514/516 off-farm labor housing projects: If cash flow for the previous 3 full years of operation is not positive, attach required market survey documentation.

Year of Operation:	Cash Flow:
Year of Operation:	Cash Flow:
Year of Operation:	Cash Flow:

(j) Are there contributions of other sources of funds? Yes No (Check One)

**If “yes”, check one:**

- Evidence of a commitment of at least \$3,000 to \$5,000 per unit/per property? Yes
- Evidence of a commitment greater than \$5,000 per unit/per property? Yes
- Evidence of a commitment greater than \$5,000 per unit/per property with a binding written commitment by a third party to contribute 25 percent or more of any allowable developer fee to the hard costs of construction? Yes

If “yes”, provide the amounts obtained from the following sources:

Source:	Amount:
Tax Credits	_____
3 <sup>rd</sup> Party Loan	_____
3 <sup>rd</sup> Party Grant	_____
Tax Exempt Financing	_____
RD Section 515 Traditional Loan	_____
RD Section 514/516 Off-farm Traditional Loan/Grant	_____
RD Section 538	_____
RD Re-lending Demonstration Loan	_____
Owner-provided Capital Contributions	_____
<b>Total Contributions from Other Sources:</b>	_____

(k) Does this proposal include an Owner Contribution of funds to pay transaction costs? (Check all that apply)

- \$5,000 per project owner contribution sufficient to pay transaction costs.  
Yes    No    (Check One)

*(These funds cannot be from project reserves/operating funds/ in the form of a loan. Transaction costs are defined as those costs required to complete the transaction. These include, but are not limited to, the CNA, legal and closing costs, appraisal costs and filing/recording fees. The minimum contribution required is \$5,000 per project; these funds will be required to be deposited in the property reserve account prior to closing.)*

- \$1,000 per project owner contribution for the hard costs of construction.  
Yes    No    (Check One)

*(These funds cannot be from project reserve/operating fund/ in the form of a loan. Hard costs of construction are defined on lines 1-37, page 2, on Form RD 1924-13, “Estimate and Certificate of Actual Cost”. Form RD 1924-13 can be found at [www.rurdev.usda.gov/regs/Forms/1924-13.pdf](http://www.rurdev.usda.gov/regs/Forms/1924-13.pdf). The minimum contribution required is \$1,000 per unit which will be required to be deposited in the property reserve account prior to closing. An increased return to owner may be budgeted and allowed for funds committed in accordance with 7 CFR section 3560.406(d)(14)(ii).)*

(l) What is the age of the project? (For consolidations, use the project with the earliest operational date). (Check One)

- Was initial project operational date(s) prior to December 21, 1979? Yes
- Was the initial project operational date(s) on or after December 21, 1979; but before December 15, 1989? Yes
- Was the initial project operational date(s) on or after December 15, 1989; but before October 1, 1991? Yes
  - If yes, provide the initial operational date of the project (mm/dd/yyyy):

(m) Does this proposed transaction include a transfer of ownership? Yes    No    (Check One)

If “yes”, select one of the following categories and attach a copy of the purchase agreement.

- Has the Agency servicing classification been identified as “C” or “D” for 24 months or more?  
Yes
- Has the Agency servicing classification been identified as “C” or “D” for less than 24 months?  
Yes

**If “no” (not involved in a transfer), the following category applies.**

- For stay-in-owners only, has the Agency servicing classification been identified as “B” as a result of a workout plan approved by the Agency prior to January 1, 2009?  
Yes    No    (Check One)

(n) Is there an Agency-approved Capital Needs Assessment? Yes    No    (Check One)

**If “yes”, select one below:**

- Was the CNA approved on or after October 1, 2007 and prior to October 1, 2008? Yes
- Was the CNA approved on or after October 1, 2008 but before the publication of the FY 2009 MPR NOSA? Yes

If “yes”, provide the date of the most recent Agency-approved CNA (mm/dd/yyyy):

(o) Does this proposal include the installation of energy generation systems to be funded by a third party? *(The proposal must include an overview of the energy generation system being proposed. Evidence that an energy generation system has been funded by a third party and that it has a quantifiable positive impact on energy consumption will be required.)*  
Yes    No    (Check One)

(p) Does this proposal include rehabilitation for Energy Conservation for residential construction?  
(Select all that apply from below)

- Does this project meet energy compliance for residential construction?  
Yes    No    (Check One)  
*Units earning the ENERGY STAR label must be independently verified to meet guidelines for energy efficiency as set by the U.S. Environmental Protection Agency. All procedures used in verifying a unit for the ENERGY STAR label must comply with National Home Energy Ratings System (HERS) guidelines. ENERGY STAR guidelines for residential construction apply to single or low-rise multi-family residential buildings.*
- Will rehabilitated HVAC equipment be more energy-efficient than the previous HVAC equipment?  
Yes    No    (Check One)
- Will the newly-installed windows be more energy-efficient than the previous windows?  
Yes    No    (Check One)
- Will additional attic insulation be added to the property?  
Yes    No    (Check One)
- Will “green” or renewable materials be used in the rehabilitation or repair of the property?  
Yes    No    (Check One)

(q) Does this proposal include new tenant services provided by a non-profit organization or a Government agency that will not use funding generated by project rents?  
Yes    No    (Check One)

(r) Is the property(s) located in a Presidentially Declared Disaster Area? *(Applicants can determine if property(s) is in a Presidentially Declared Disaster Area by checking <http://www.rurdev.usda.gov/rd/disasters>.)*  
Yes    No    (Check One)