### City of reenshoro

Date:

August 23, 2006

To:

Mitchell Johnson, City Manager

From:

Internal Audit Division

Subject:

Richardson Village Limited Partnership

The Internal Audit Division has reviewed the Richardson Village Limited Partnership in conjunction with a Programmatic Review by the Housing & Community Development Department for the 2004-2005 fiscal year. Attached you will find our review report; the programmatic report; the agency response; the departmental response and our replies to their responses. We feel that sufficient corrective actions have been implemented to our recommendations as we move forward. If you have any questions or need additional information, please let us know. Thanks.

Len Lucas

Internal Audit Director

Cc: Ben Brown, Assistant City Manager for Economic Development Andy Scott, Director of Housing & Community Development

### City of reensboro

Date:

August 4, 2006

To:

Andy Scott, Director of Housing & Community Development

From:

Internal Audit Division

Subject:

Richardson Village Limited Partnership 2004-2005

The Internal Audit Division has performed our compliance review of the year ended December 31, 2005 of Richardson Village Limited Partnership. This property received a loan provided by the City of Greensboro in support of Affordable Housing in Greensboro and is managed by Beacon Management Corporation.

RICHARDSON VILLAGE APARTMENTS are comprised of 24 units located at 600 DeWitt Street. The City provided a loan to help in the acquisition and rehabilitation in the amount of \$750,000 on March 14, 2002. This loan bears interest at one-half (1/2%) percent per annum and is to be repaid to the City based upon a percentage of cash flow starting on the first day of May 2025, and continuing on each May 1st thereafter. This loan is due in full May 1, 2044. No payments are due at this time.

We accompanied Mr. Doug Booth, Housing Construction Manager of Housing & Community Development, as he inspected approximately 15 percent of the units and some repairs were noted for the property. These issues have been forwarded to the Apartment Manager to address before they escalate into costly problems.

We examined selected financial transactions maintained by the entity for compliance with the loan agreements. Based on our review, it appears that the funds have been spent according to the terms of the loan agreements except for the findings described below:

### FINDING:

In regard to the Partnership's financials for calendar year ended December 31, 2005, please note the following findings:

- 1. Partnership Equity decreased (\$40,787) from 2004.
- 2. A Management Letter was not provided to us.
- 3. Per the Partnership's income statement, the vacancy rate was 10% for 2005 and 9% for 2004.

### **RECOMMENDATION**:

The Partnership will need to advise the City concerning ways to improve its profitability. As requested the Partnership should provide the City a Management Letter for 2005 or a letter from their CPA stating that there was no Management Letter issued. The Partnership should explain how it plans to lower the Apartment's vacancy rate.

We request a written signed response from Beacon Management Corporation and the Department of Housing & Community Development by August 17, 2006.

We would like to thank Ms. Ann Costner, Property Manager; Mr. Bob Duncan, Vice President-Regional Manager and the staff of Beacon Management Corporation for their courtesy and cooperation shown to us during this visit. If there are any questions or comments concerning the details of this visit, we can be reached at 373-2821.

Mickey Kerans Internal Auditor Len Lucas Internal Audit Director

Cc: Ben Brown, Assistant City Manager for Economic Development George Carr, President of Beacon Management Corporation



Date:

August 4, 2006

To:

George Carr, Beacon Management, Richardson Village Ltd. Part.

From:

Michael Blair, City of Greensboro HCD

RE:

FY06/07 Richardson Village Apartments Programmatic Review

### **Project Information:**

Richardson Village Apartments feature 24 units located at 600 Dewitt Street and is managed by Beacon Management Corporation.

The Richardson Village Apartment property was an acquisition and rehabilitation of a 24 2-BR apartment complex which has become a very appealing and livable environment for its residents.

The property was rehabilitated with a combination of private, City and North Carolina Housing Finance Agency dollars (NCHFA). City funding consisted of \$750,000 which was made up of \$725,000 in federal Section 108 funds and \$25,000 in Community Development Block Grant (CDBG) funds. Also the NCHFA contributed \$280,026 in Low Income Housing Tax Credit dollars. Additional financing was provided by Carolina Bank (\$1,520,000 reduced to \$357,000 post construction), and the Community Affordable Housing Equity Corp. (CAHEC) (\$853,435).

The 24 units would be made affordable to individuals and families whose gross income is less than or equal to 60% of the area median income. These restrictions are for 40 years or until obligations to the Lender are fulfilled. Gross Rent would not exceed 30% of a qualified resident's income.

### Contractual and Funding Source Compliance:

There are five basic goals of this programmatic review:

- Ensure continuing affordability.
- 2. Determine that units are occupied by qualified families.
- 3. Enforce property standards.
- 4. Assess the effectiveness of affirmative marketing plans.
- 5. Ensure lease terms are allowable under the agreement.

With a 2-BR at \$575 (\$495/m rent and \$80/m utility allowance; 2 inspected files showed a utility allowance of \$69/m), the units rented fall below the 50% affordability of \$635 (Rent plus Utility) for a 2-BR unit.

Incomes of residents must be certified annually by the managing agency according to the City agreement and the NCHFA. The NCHFA RCRS dated 01.01.2005 thru 12.31.05 show annual income recertification taking place.

Four (4) tenant files were examined by HCD staff and were found to be well maintained. All files contained current eligible income verifications and backup documents along with executed leases and inspection forms.

Paragraph 4.3 states a report on tenant eligibility shall be submitted to HCD within 90 days of the agency fiscal year end. This was also mentioned in the FY05/06 report and HCD is not aware of receiving said report following the fiscal year end date of December 31. In the future HCD will requests that this report be delivered by 90 days of fiscal year end, December 31.

Section 8 tenants are accepted and occupy 4 units per the RCRS report dated 01.01.05 to 12.31.05.

Beacon Management has a fair marketing plan that meets City Affirmative Marketing Requirements. Various additional training (SAMHA workshops, Quadel, etcetera) is also employed. The Tenant Selection Policy is clear and understandable.

The leases do not contain any prohibited provisions and leases are greater than or equal to12 months in length and not on a transient basis.

Contractual affordability and income requirements are satisfactory.

### Financial Review:

The Internal Audit (IA) report mentions a decrease in partnership equity from 2004. In addition a current CPA management letter has not been made available to Internal Audit. This item should be made available as requested.

Richardson Village does not have any other external audit or IA issues which are of concern to this review and no payments are currently due to the City.

### Condition:

The HCD inspection report dated 07.19.06 notes that property is in above average condition with some exterior paint aging as a minor concern. Only minor maintenance repairs were found. Please review the inspection report for details and forward any repairs to the City of Greensboro Internal Audit department.

### Occupancy:

From January 2006 to July 2006 Richardson Village maintained a 91% occupancy rate (9% vacancy). This is an average rate since the area vacancy for the Greensboro MSA was 9.1% in October of 2005 according to Carolinas Real Data and NE Greensboro had 10.5% vacancy rate at that time. This is also a 1% drop in occupancy from the previous HCD report.

While occupancy is within the area average it should be improved as it is an attractive property and well maintained. Please include a plan to improve the occupancy rate in the reply to the Internal Audit report.

Michael Blair

Specialist Grants Compliance

Andy Scott Director HCD

R-8/9/06

### BEACON MANAGEMENT CORPORATION 408 BATTLEGROUND AVENUE GREENSBORO, NORTH CAROLINA 27401

WWW.BEACON-NC.COM

OFFICE: (336) 545-9000 FAX: (336) 545-9004

August 7, 2006

Andrew S. Scott Director HCD City of Greensboro P. O. Box 3136 Greensboro, NC 27402-3136

Re: Richardson Village Limited Partnership Greensboro, NC

- 1. Internal Audit Report from Mickey Kerans and Len Lucas dated 08/04/2006
- 2. Richardson Village Programmtic Review by Michael Blair and Andy Scott dated 08/04/2006

Dear Mr. Scott:

We received by mail this morning the above mentioned internal audit report and programmatic review on the subject property. Regretfully, Bob Duncan, Beacon's Regional Supervisor, has just left for a two week vacation and he will not be returning until August 21<sup>st</sup>. In as much as you have requested a response before August 17, 2006, I will endeavor to offer our comments without having the benefit of chatting with Bob.

With respect to your internal audit report, my comments to your findings are as follows:

### INTERNAL AUDIT REPORT

1. Partnership Equity decreased \$40,787 from 2004.

Response: If you examine the profit and loss statement for 2005, you will note that the depreciation (a non-cash item) amounted to \$49,794. Because depreciation is included in the property's annual operating expenses, a \$40,787 operating loss was incurred. This loss was actually less than the operating loss for the prior year of 2004. Partnership accounting requires that depreciation generated losses transfer through to the balance sheet which inevitably reduces the equity calculation. This is an important reason as to why investors choose to contribute capital to subsidized properties, i.e., tax

savings can occur without experiencing cash losses. This condition is normal and most common in the affordable housing industry and does not usually change until a property is fully depreciated.

2. A management letter was not provided to us. Checa ved 2/8/06)

Response: We have discussed this matter with the property's CPA, O. Douglas Covington, and it is our understanding that a management letter was not issued due to insufficient need or cause. We were completely unaware that management letters are required. Mr. Covington has indicated however that he will prepare correspondence to this effect later today. That letter has just arrived in our office and is being enclosed herewith.

3. Per the partnership's income statement, the vacancy rate was 10% for 2005 and 9% for 2004.

Response: As you have pointed out, Richardson Village vacancies approximate the city average. We feel fortunate that we have been able to do this well given the fact that a large deeply subsidized HOPE VI family community has recently opened just down the street. Inasmuch as Richardson lacks both ACC and project based Section 8, it has become extremely difficult to compete in this neighborhood. Matters are made worse given the reality that this property is located in one of the very lowest income areas of Greensboro. Nevertheless efforts are taking place to distribute brochures and to advertise to give greater visibility to the Richardson communities. We also are attempting to recruit voucher based residents. This effort however has been stalled pending the release of additional vouchers by the Greensboro Housing Authority.

### PROGRAMMTIC REVIEW

1. A report on tenant eligibility shall be submitted to HCD within 90 days of the agency fiscal year-end.

Response: This finding indicates that HCD will request that such report be delivered in the future. In so doing we would strongly urge that the City simply adopt the Rental Compliance Reporting System (RCRS) utilized by the

Andrew S. Scott August 7, 2006 Page Three

North Carolina Housing Finance Agency. In this regard, I am happy to enclose the agency required RCRS Project Activity Report for Richardson Village for the years 2001, 2002, 2003, 2004 and 2005. Please note that the information is very detailed and covers all dwellings annually in terms of tax credit compliance. These reports will also provide to you compliance data which apparently was not forwarded in prior years.

2. Decrease in partnership equity from 2004 and the absence of a CPA management letter.

Response: These comments are addressed as a part of our response to your Internal Audit Report covered in earlier portions of this letter.

If we can be of further help in discussing or addressing your concerns, please do not hesitate to call.

Cordially,

George E. Carr III

cc: GEX file

RV file

Ann Costner

**Bob Duncan** 

Tony Jones

Len Lucas

Mickey Kerans

Michael Blair

### City of Greensboro North Carolina

August 9, 2006

Mr. George E. Carr III President Beacon Management Corporation 408 Battleground Avenue Greensboro, NC 27401

Re: Richardson Village Limited Partnership Year-2004 to 2005

Dear Mr. Carr:

We are in receipt of your letter dated August 7, 2006 reference the City's Internal Audit report letter dated August 4, 2006 for the 2004 to 2005Year. Your timely response to our report is appreciated. We have reviewed your letter and agree with your responses and corrective measures. We received the Management Letter on August 8, 2006.

Sincerely,

Mickey Kerans

Internal Auditor

Len Lucas

Internal Audit Director

Cc: Ben Brown, Assistant City Manager for Economic Development Andy Scott, Director of Housing & Community Development



### **MEMO**

Date: August 17, 2006

To: Len Lucas, Internal Audit Director

From: Michael Blair, Specialist Grants Compliance

RE: HCD Review of the Richardson Village Report

After review of the July 31, 2006 Internal Audit report of the Richardson Village Limited Partnership, for FY2004-2005, HCD submits the following:

### **IA FINDING 1:**

In regard to the Partnership's financials for calendar year ended December 31, 2005, please note the following findings:

- 1. Partnership Equity decreased (\$40,787) from 2004.
- A Management Letter was not provided to us.
- 3. Per the Partnership's income statement, the vacancy rate was 10% for 2005 and 9% for 2004.

### **IA RECOMMENDATION 1:**

The Partnership will need to advise the City concerning ways to improve its profitability. As requested the Partnership should provide the City a Management Letter for 2005 or a letter from their CPA stating that there was no Management Letter issued. The Partnership should explain how it plans to lower the Apartment's vacancy rate.

HCD reply to Recommendation 1: Concur with points 1 through 2. On point 3 the vacancy rate appears to have improved and is reported to be 5% over the last six months per the rent rolls.

Summary: HCD concurs with the Internal Audit report.

### City of reensboro

Date:

August 21, 2006

To:

Andy Scott, Director of Housing & Community Development

From:

Internal Audit Division

Subject:

HCD Reply to IA Report-Richardson Village Apartments- 2004-2005

Thank you for your reply of August 17, 2006. Internal Audit agrees with Housing & Community Development's response to Internal Audit's subject report dated August 4, 2006. Please note we received the Borrower's Management Letter on August 8, 2006.

Mickey Kerans Internal Auditor Len Lucas

Internal Audit Director

Cc: Ben Brown, Assistant City Manager for Economic Development



### O. Douglas Covington, C.P.A., P.A.

1031 Summit Avenue, Snite 2E-1

Greensboro, NC 27405

Phone: 336-272-5618

Fax: 336-272-7655

PENNYDOUG@MSN.COM

August 7, 2006

Richardson Village Limited Partnership 408 Battleground Avenue Greensboro, NC 27401

To the General Partners:

Please be informed that I have not issued a management letter for the year ended December 31, 2005, as I had no findings to address in a management letter.

Sincerely,

O. Douglas Covington, CPA

# Rental Compliance Reporting System (RCRS) Project Activity Report

Report Period: 1/1/2001 to 12/31/2001

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field. 08/07/2006 11:05 AM

Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)
- Other Grant
<ul> <li>Local Government Secondary Loan</li> </ul>
<ul> <li>Conventional Primary Loan</li> </ul>
Other Non-Agency Funded sources
Management Address: P.O. Box 29229
Management Contact:
Lender: CAROLINA
Owner Address: P.O. BOX 29229
Owner Contact: GEORGE E CARR, III

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# Rental Compliance Reporting System (RCRS) **Project Activity Report**

Report Period: 1/1/2002 to 12/31/2002

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field. 08/07/2006 11:02 AM

Project Number: 1539	Project Name: Richardson Village	
Allocation Year: 2000	Project Based Subsidy: 0	Owner Contact: GEORGE E CARR, III
City: Greensboro	New / Rehab: N / Y	Phone: (336)282-6000
County: Guilford	Supportive Services: False	Owner: RICHARDSON VILLAGE LIMITED PARTNERSHIP
Total Units: 24	Syndicator; Cahec	Owner Address: P.O. BOX 29229
Low Income Units: 24	Lender: CAROLINA BANK	GREENSBORO, NC 27429
Total Buildings: 4	Recert Waiver: No	
Owner Type: FP	Years Extended Use: 15	Management Contact: George Carr
Project Type: Family		Phone: (336) 545-9000
Allowance Type: Private	DHHS Targeting Plan Required Units: 0	Agent: Beacon Management Corporation
Special: No	DHHS Targeting Plan Reported Units: 0	Management Address: P.O. Box 29229
		GREENSBORO, NC 27429-9229
Affordable Housing Products Received from NCHFA		Other Non-Agency Funded sources
- lax Credit Equity	- Convention	- Conventional Primary Loan
	- Other Grant	
Set-Aside: 40% of the qualified project can exceed	40% of the qualified units are rent restricted and occupied by households with project can exceed 60% of median income)	Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)

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Event Date	Units		Units			07/11/02	08/01/02	09/24/02	03/15/02	09/20/02	07/23/02	Event Date		- Inite	υ,	n Units	U.		04/01/02	04/26/02	05/30/02	07/23/02	Contractoral
Annual Gross I	ග <b>ව</b> ර	» <u>c</u>	6 8	6 L		14,710	$\mathbf{T}$	23,668	16,090	24,744	16,229	Annual Gross Income	0 1	<b>ა</b> თ	· <b>二</b>	o 2	<b>о</b> [		5,928	0	10,390	11,940	
Max Eligible	2 Bedroom Units	LI Units	2 Bedroom Units 6	LI Units		26,940	23,580	26,940	30,300	26,940	23,580	Max Eligible Income	6 Pediooil offits	2	LI Units	2 Bedroom Units 6	Units		26,940	26,940	26,940	23,580	-
Tenant Housing Type of Rent Assist Assist	Units		Units			170	462	375	480	462	375	Tenant Rent Pmt	I .			Units			٥	٥	462	375	
fousing - Assist						292	0	O	0	0	0	Housing Assist Pmt.							480	480	0	0	
10-11-11-11-11	3 Bedroom Units	MKT Units	3 Bedroom Units 0	MKT Units		S8V	N/A	N/A	N/A	N/A	N/A	Type of Assist Pmt	o Bedro		MKT Units	3 Bedro 0	MKT Units		S8V	S8V	N/A	N/A	
Utility .	om Units	টে	om Units	is		80	80	80	80	80	80	Utility Allow.	o searoom units		its	Bedroom Units	ij		80	80	80	88	
Total						250	542	455	560	542	455	Total Rent				4.			80	8	542	455	
Max	0 <b>4</b> 0	° m	040	⊃ <b>E</b>		682	682	682	682	682	682	Max LIHTC Rent	40	. 0	m	4 O	O E		682	682	682	682	
DHHS	4 Bedroom Units	EMP Units	4 Bedroom Units	EMP Units								DHHS	4 Bedroom Units	•	EMP Units	4 Bedroom Units 0	EMP Units						
굷	Units	and the second s	Units								- T- 040 W	Katrina Displaced	1 Units	:		) Units							<b>M</b>
Student	Honologyi Washamana and		· ····································			N/A	Z A	N A	N/A	N/A	N/A	Student Use	<b></b>			White and a second	~~~		N/A	N/A	N/A	N/A	

	0 4 Bedroom Units	0 4 Bedr	•	0 3 Bedroom Units	0 3 Bedro		Units	6 2 Bedroom Units	<b>2</b> 0	Units	6 1 Bedroom Units	<u>⊸</u> o	Efficiency Units	Efficier		<u> </u>	PIS Date	PIS Date
	nits	EMP Units		ıits	MKT Units			LI Units			Total Units	То	Required Units	Requin		) <sup>47</sup>	Building Address	Suilding
																)232	BIN: NC-00-00232	ž
-																		
N/A		682	150	80	V8S	392	70	23,580	3,827	05/30/02	M	1 05/30/02	-		Ebony Jackson	896	2	604F
N/A		682	560	80	N/A	0	480	26,940	22,694	04/30/02	M	2 04/30/02			Carolyn Barber	896	2	604E
N/A		682	480	80	A/N	0	400	23,580	4,360	07/23/02	70	1 07/23/01			Lendon Hairston	896	2	604D
N/A		682	455	80	N/A	0	375	23,580	18,547	09/24/02	מ	1 09/24/01		frey L	896 Edith Godfrey		2	604C
N/A		68 22	560	80	N/A	0	480	23,580	20,073	11/12/02	МО	0 04/29/02		<u> </u>	896 Chiemere Davis		2	604B
N/A	<del> </del>	682	560	80	N/A	0	480	23,580	20,073	04/29/02	M	1 04/29/02	<u> </u>		Davis		2	604B
Z A		682	542	80	N/A	0	462	26,940	14,400	08/01/02	M	2 08/01/02		十	896 Lasha Crews			004A
N/A	-	682	560	80	N/A	0	480	22,320	10,950	04/15/02	ĕ	0/01/18/02		t	896ID Lewis	T		2 2
N/A		645	560	80	N/A	0	480	22,320	10,950	01/18/02	S	101/18/02			896 D Lewis	T	) N	004A
Displaced Use	Displac	Rent	Rent	Allow.	Pmt	Pmt	Pmt	Income Income	Income		Туре	Date	lype: pants	Ų		1	Silling	3

o i o i	615F	615E	615D	615D	615C	615B	615A	615A	Unit No	A Control and Annual Annua	PIS Date 5/31/2002	Buildin 615 DE	BIN:
_	2	2	2	22	2	2	2	2	Num. o		22 <b>F</b>	Building Address 615 DEWITT STREET	BIN: NC-00-00232
896	896	896	896	896	896		896	Τ	Square Feet			SEET SEET	0232
896 Crystal Miles	Pierce	Michael Frazier	Tiffany Coleman	Coleman	896 Ronnie Quick	Carolyn Smith	Anita Wheeler	896 Lakisha Mack	Name	رچ بیر	] ОЩ	ZJ	
		Е			E	_	드	Ē	Unit Type:	Reported Units Efficiency Units	Efficiency Units	Required Units	
								l	# of Occu- pants	Units	Units	Units	
3 10/19/02	0 09/24/01	2 07/23/01	0 06/14/02	2 06/14/02	1 06/28/02	2 09/24/01	2 07/03/02	0 11/19/01	Move In Date	0 - 0 -	0 -> (	s <b>⊣</b>	
×	MO	20	MO	M	×	70	MI	MO	Event Type	Total Units 6 1 Bedroom Units 0	1 Bedroom Units	Total Units	
10/19/02	07/31/02	07/23/02	11/12/02	06/14/02	06/28/02	09/24/02	07/03/02	01/26/02	Event Date	m Units	m Units	ts	
24,649	25,135	24,979	16,880	16,880	15,300	23,944	16,400	0	Annual Gross Income	თ <b>ა</b> თ <b>r</b> -	<b>60</b>	» ר	
30,300	30,300	26,940	26,940	26,940	23,580	26,940	26,940	0	Max Eligible Income	LI Units 6 2 Bedroom Units	2 Bedroom Units	LI Units	
462	462	462	462	462	462	462	462	0	Tenant Rent Pmt.	ı Units	n Units		
0	0	0	0	0	0	0	0	0	Housing Assist Pmt		dialete aberliege betekning i krekkengen i krekkengen og		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	S8V	Type of Assist Pmt	MKT Units 0 3 Bedroom	3 Bedr	MKT Units	
80	80	80	80	80	80	80	80	0	Utility Allow.	MKT Units 0 3 Bedroom Units	3 Bedroom Units	nits	
542	542	542	542	542	542	542	542	0	Total Rent		is .		
682	682	682	682	682	682	682	682	0	Max LIHTC Rent	0 EN	040	Ē	
									SHHD	EMP Units 0 4 Bedroom Units 0	4 Bedroom Units	EMP Units	
									Katrina Displaced	) Units	n Units		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NA	Student Use				

# Rental Compliance Reporting System (RCRS) **Project Activity Report**

Report Period:

1/1/2003 to 12/31/2003

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field. 08/07/2006 11:02 AM

Project Number: 1539	Project Name: Richardson Village	
Allocation Year: 2000	Project Based Subsidy: 0	Owner Contact: GEORGE E CARR. III
City: Greensboro	New / Rehab: N / Y	
County: Guilford	Supportive Services: False	
Total Units: 24	Syndicator: Cahec	Owner Address: P.O. BOX 29229
Low Income Units: 24	Lender: CAROLINA	GREENSBORO, NC 27429
	BANK	· ·
Total Buildings: 4	Recert Waiver: No	
Owner Type: FP	Years Extended Use: 15	Management Contact: George Carr
Project Type: Family		Phone: (336) 545-9000
Allowance Type: Private	DHHS Targeting Plan Required Units: 0	Agent: Beacon Management Corporation
Special: No	DHHS Targeting Plan Reported Units: 0	Management Address: P.O. Box 29229
		GREENSBORO, NC 27429-9229
Anordable Housing Products Received from NCHFA  - Tax Credit Equity	•	Other Non-Agency Funded sources
	- Convention	- Conventional Frimary Loan
· · · · · ·	- Other Grant	- Other Grant
Set-Aside: 40% of the qualified project can exceed (	40% of the qualified units are rent restricted and occupied by households with project can exceed 60% of median income)	Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)

oU B	600A	Unit No	PHANTES (AN ASSESSMENT AND ASSESSMENT ASSESSMENT AND ASSESSMENT ASSESSME	Building 600 DEW PIS Date 5/31/2002
, N	2	Num. of Square Bdrms Feet		Building Address 600 DEWITT STREET PIS Date 5/31/2002
A		Square Feet		REET
VIRGINIA	Hughes	Name	С лі т	100
		Unit Type:	Reported Units Efficiency Units	Required Units Efficiency Units
		# of Occu- pants	Units	Jnits Units
1 08/01/02	04/29/02	Move In Date		0 6
70	R	Event Type	Total Units 6 1 Bedroom Units	Total Units 6 1 Bedroom Units 0
08/01/03	04/01/03	Event Date	n Units	m Units
13,915	21,050	Annual Gross Income	, თ <b>ა</b> თლ	6 N 6 F
13,915 23,580	21,050 23,580	Max Eligible Income	LI Units 6 2 Bedroom Units	LI Units 6 2 Bedroom Units 6
260	480	Tenant Rent Pmt.	n Units	n Units
230	0	Housing Type of Assist Assist Pmt Pmt		
S8V	N A	Type of Assist Pmt	MKT Units 0 3 Bedroom	MKT Units 0 3 Bedroom
_ 8	80	Utility Allow.	MKT Units 0 3 Bedroom Units	MKT Units 0 3 Bedroom Units 0
340	560	Total Rent	ψ,	S American
682	682	Max LIHTC Rent	<u>п</u> о4о	m o 4 o
		DHHS	EMP Units 0 4 Bedroom Units	EMP Units 0 4 Bedroom Units
		Katrina Studen Displaced Use	ı Units	n Units
N/A	N/Α	Student Use	Section 1997	

		JOHNSON				-	ministrata				linder) M					NOR.
2009	2	896 Clara Baldwin		1 07/23/01	9 R	07/01/03	9 760	9 760 23 580	410	2	NI/A	9	3			L
6000	S	898 Kim Flanagan		3 05/30/	T	07.00	20,100	20,000	1	٥	3	9	490	582		N/A
3000	_	oso Nill Harlagan	ŗ	2/05/30/02	02 R	05/01/03	23,712	23,712 26,940	462	0	N/A	80	542	682	2	Ž
600E	2	896 Deitriech Morton	<u></u>	04/26/02	02 MO	04/15/03							0		2	3
600E	2	896 Perquida Jones		1 10/16/03	)3 MJ	10/16/03	21,798	21,798 23,580	490	0	×,	8	570	682	Z	X X
600F	2	896 Kisha Thompson	С	2 04/01/02	)2 R	10/27/03	7,800	7,800 26,940	128	352	V8S	80	208	682	2	¥ N
BIN: NC-00-00230	-00-00	230														
Building Address	Address	n -1	Required Units	its	Total Units	its		LI Units			MKT Units	ts		EMP Units	*	
		-			0		σ				0			0		

0027	2200	002E	602D	602C	602C	602B	602A	Unit No		***************************************			PIS Date 5/31/2002	Building Address 602 DEWITT STREET	BIN: NC-00-00230
2	2 1		2	2	N	2	2	Num. of Square Bdrms Feet						Address	J-00-00
969	898	89 89 89	896	896	896	896	896	Square Feet							230
Sel Stacy Glover	896 Jannie Goode	896 William Crite	896 Gathers	896 Mary Tatum	Kendrick Jones	Karla Hamilton	896 Mary Woodard	Name		о ші	, ZD	1	о <b>п</b>	Z.	
Ξ		C	Ξ	<u></u>	드	드	Ξ	Unit Type:		Efficiency Units	Reported Units		Efficiency Units	Required Units	
2	2		2	2		2		# of Occu- pants		Units	Inits		Units	Inits	
2 07/11/02	2 03/14/03	08/01/02	2 09/24/01	2 03/28/03	03/15/02	2 09/20/02	07/23/01	Move in Date			o =1		o	0 4	
70	š	MO	Г	≊	MO	<b>7</b> 0	70	Event Type		1 Bedroom Units	Total Units		1 Bedroom Units	Total Units 6	
11/24/03	03/14/03	03/04/03	09/09/03	03/28/03	03/06/03	10/28/03	10/10/03	Event Date		n Units	G		n Units	W	
13,110	12,324		24,757	14,564		22,881	18,028	Annual Gross Income	o	) N	o Е		» N	<b>о</b> [	
26,940	26,940		26,940	26,940		26,940	26,580	Max Eligible Income		2 Bedroom Units	LI Units		2 Bedroom Units	U Units	
101	462		410	490		490	410	Tenant Rent Pmt.		Units			1 Units		
389	0		0	0		0	0	Housing Assist Pmt							
V8S	N/A	DAY OLY	N/A	N/A		N/A	N/A	Type of Assist Prnt.	С	3 Bedro	MKT Units	0	3 Bedro	MKT Units	
8	80		80	80		80	80	Utility Allow.		3 Bedroom Units	iits		3 Bedroom Units	uits	
181	542	0	490	570	0	570	490	Total Rent		U,			w		
682	682		682	682		682	682	Max LIHTC Rent	0	4	o m	C	4.	o m	
								SHHO		4 Bedroom Units	EMP Units		4 Bedroom Units	EMP Units	
								Katrina Displaced		1 Units		Premier printer for the printer of the latest designation of the lates	n Units		
Z	N/A		N/A	N/A		N/A	N/A	Student Use				**************************************			

EMP Units	MKT Units EMP Units	LI Units	Total Units	Reported Units	
0 4 Bedroom Units 0	0 3 Bedroom Units	6 Sedroom Units	6 1 Bedroom Units 0	Efficiency Units	PIS Date 5/31/2002
EMP Units	MKT Units	LI Units	Total Units	Required Units	SOA DEMITT STREET

			0 E1	eniciency Units	Onits	د. ٥	Bedroom Units	n Units	o N	2 Bedroom Units	Units		3 Bedro	3 Bedroom Units	•	40	4 Bedroom Units	Units	
Unit No	Num. of Square Bdrms Feet	Square Feet	Name	Unit Type:	# of Occu- pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible	Tenant Rent Pmt	Housing Assist Pmt	Type of Assist	Utility Allow.	Total Rent	at Max nt LIHTC D	SH	Katrina Studen	Student
604A	2	202	Tacha Crows	-	_L	2007		07/04/00			-		11111			Zeiii			
5	_	080	oso i asila Crews	ב		20/10/80	MO	07/31/03							0	p.			
604B	2	896	896 Teresa Miller	П	2	2 01/10/03	⊴	01/10/03	21,060	26,940	462	0	N/A	80	542	682			Z
604C	2	896	896 Edith Godfrey	П	1	09/24/01	70	09/01/03	21,907	23,580	410	0	N/A	88	490	682			2/2
604D	2	896	896 Lendon Hairston	LI		07/23/01	סל	08/11/03	4,416	4,416 23,580	420	0	N/A	80	500	682			N/A
604E	2	896	896 Carolyn Barber		2	2 04/30/02	70	04/23/03	26,796	26,796 26,940	490	0	N/A	80	570	682		-	N/A
604F	2	896	896 Ebony Jackson	Г	3	05/30/02	R	12/31/03	12,036	12,036 23,580	N	460	S8V	80	83	682			N/A

2	5 51 51 51 51	0130	615C	0.00	615B	615B	615A	Unit No				2002/18/02	PIS Date	615 DE	BIN.
2	) ) )		2 12		2	2	2	Num. of Square Bdrms Feet				202	ite	Building Address 615 DEWITT STREET	BIN: NC-00-00232
080	898	898	896	980	898	896	896	Square Feet						SEET SEET	0232
ogo Crystal Miles	896 Frazier	Michael	Gorham		896 Tiffany Shaw	Carolyn Smith	Anita Wheeler	Name	0	П	Z.		<u>m</u>	ير	
ב				ב		П	E	Unit Type:		Efficiency Units	Reported Units		Efficiency Units	Required Units	
c.	2	2	သ		2		2	# of Occu- pants		Units	Jnits		Units	Jnits	
3 10/19/02	2 07/23/01	2 01/30/03	3 06/11/03	06/28/02	2 08/29/03	09/24/01	2 07/03/02	Move In Date			o <b>-</b> 4			σl	
X	T	M	<u>s</u>	X O	T	МО	70	Event Type		1 Bedroom Units	Total Units		1 Bedroom Units	Total Units	
10/01/03	12/31/03	01/30/03	06/11/03	03/17/03	08/29/03	06/23/03	07/01/03	Event Date		m Units	<b>6</b>		m Units	<b>ं</b>	
27,757	23,144	15,971	28,086		22,222	*****	13,977	Annual Gross Income	0	ผ	o <u>c</u>	6	N	o r	
30,300	26,940	26,940	30,300		26,940		26,940	Max Eligible Income		2 Bedroom Units	LI Units		2 Bedroom Units	LI Units	
490	490	462	490		490		490	Tenant Rent Pmt.		1 Units			n Units		
0	0	295	0		0		0	Tenant Housing Type of Rent Assist Assist Pmt. Pmt. Pmt.							
N/A	N/A	S8V	N/A		N/A		N/A	Type of Assist Prnt	0	3 Bedro	MKT Units	0	3 Bedro	MKT Units	
80	80	80	80		80		80	Utility Allow.		3 Bedroom Units	nits		3 Bedroom Units	nits	
570	570	542	570	0	570	0	570	Total Rent		S)			(n		
682	682	682	682		682		682	Max LIHTC Rent	0	<u>.</u>	⊃ <u>uī</u>	0	4	o <u>m</u>	
								DHHS		4 Bedroom Units	EMP Units		4 Bedroom Units	EMP Units	
								Katrina Displaced		Units			1 Units	7	
N/A	NVA	ΝΆ	N/A		N/A		N/A	Student Use							

# Rental Compliance Reporting System (RCRS) **Project Activity Report**

Report Period: 1/1/2004 to 12/31/2004

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field. 08/07/2006 11:01 AM

Project Number: 1539	Project Name: Richardson Village	
Allocation Year: 2000	Project Based Subsidy: 0	Owner Contact: GFORGE F CARR III
City: Greensboro	New / Rehab: N / Y	
County: Guilford	Supportive Services: False	
Total   1000   000		Content of the state of the sta
lotal Units: 24	Syndicator: Cahec	Owner Address; P.O. BOX 29229
Low Income Units: 24	Lender: CAROLINA BANK	GREENSBORO, NC 27429
Total Buildings: 4	Recert Waiver: No	
Owner Type: FP	Years Extended Use: 15	Management Contact: George Carr
Project Type: Family		Phone: (336) 545-0000
Allowance Type: Private	DHHS Targeting Plan Required Units: 0	
Special: NO	DHHS Targeting Plan Reported Units: 0	Management Address: P.O. Box 29229
		GREENSBORO, NC 27429-9229
Allordable Housing Products Received from NCHFA		Other Non-Agency Funded sources
- Lax Credit Equity	- Conventiona	- Conventional Primary Loan
	- Local Gover	- Local Government Secondary Loan
	- Other Grant	
Set-Aside: 40% of the qualified project can exceed	40% of the qualified units are rent restricted and occupied by households with project can exceed 60% of median income)	Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)
		The state of the s

6008	600A	Unit No Nu		Building Address 600 DEWITT STREET PIS Date 5/31/2002	BIN: NC-00-00229
<u> 2</u>	2	Num. of Square Bdrms Feet	-	ddress T STRI	00-00
896	896	Square Feet		H H	229
896 VIRGINIA	896 Pauline Hughes	Name	o m	od Š	
С	E	Unit Type:	Efficiency Units	Required Units Efficiency Units 0 Beneared Units	
		# or Occu- pants	Inits	Jnits	
08/01/02	04/29/02	Move in Date	0 1 0 -	1 0 - 0 - 1	
מ	R	Event Type	1 otal Units 6 1 Bedroom Units 0	Total Units 6 1 Bedroom Units 0	
08/01/04	04/01/04	Event Date	n Units	s n Units	
7,748	22,050	Annual Gross Income	o No E		
7,748 23,580	23,580	Max Eligible Income	Ll Units 6 2 Bedroom Units	LI Units 6 2 Bedroom Units 6	
0	480	Tenant Hi Rent / Pmt	Units	Units	
490	0	Housing Assist Pmt			
S8V	N/A	Housing Type of Assist Assist Pmt Pmt	MKT Units 0 3 Bedroom	MKT Units 0 3 Bedroom	
80	80	Utility Allow.	MKT Units 0 3 Bedroom Units	MKT Units 0 3 Bedroom Units 0	
80	560	Total Rent	<b>.</b> ,	S. Contraction of the contractio	
682	682	Max LIHTC D	<u>m</u> ○ 4 ○	0 HEA 0 4 H	
		思	EMP Units 0 4 Bedroom Units 0	EMP Units 0 4 Bedroom Units 0	
		Katrina Studen Displaced Use	1 Units	n Units	
N/A	N/A	Student Use			

**************************************			JOHNSON			********					•••				مشد				<b></b>
600C	2	896	896 Clara Baldwin	드	-1	1 07/23/01	Ø	07/01/04	8,446	23,580	410	0	N.A	80	490	683			}
6000	2	898	896 Kim Flanagan	П	2	2 05/30/02	R	04/01/04	28,496		490	0	N/A	8 8	570	682			
600E	2	896	Perquida Jones	С	-4	10/16/03	æ	10/01/04	26,125	23,580	490	0	N/A	80	570	682			X :
600F	2	896	Kisha Thompson	П	N	04/01/02	R	04/01/04	13,533	26,940	134	346	S8V	80	214	682			N A
BIN: NC-00-00230	0-00-00	230																	
Building Address	Address	1	Re	Required Units	nits	Ţ	Total Units	G	_	LI Units			MKT Units	its		M.	EMP Units		
PIS Date	בוט בו	H	m ±	Efficiency Units	Inits	<b>→</b> 07	Bedroon	o Units	<b>ა</b> თ	Pedroom	T sife		3 0	Am I la ita		• 0		<u>.</u>	
5/31/2002	Ю		, o n	Ciency o	388	0	0 Bearoom Units	a Units	0 N	2 Bedroom Units	Units		3 Bedro	3 Bedroom Units 0		4 O	4 Bedroom Units	Units	-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0
and the second s			R <sub>e</sub>	Reported Units	nits	о <u>Т</u>	Total Units	U,	ο⊏	LI Units			MKT Units	its	A COLUMNIA MANAGEMENT	O EM	EMP Units		
			Eff 0	Efficiency Units	nits	0	1 Bedroom Units	1 Units	თ <b>N</b>	2 Bedroom Units	Units		3 Bedro	3 Bedroom Units		-40 00	4 Bedroom Units	Units	and the second
Unit No	Num. of S Bdrms	Square Feet	Name	Unit Type:	# of Occu- pants	Move In Date	Event Type	Event Date	Annual Gross Income	Max Eligible Income	Tenant I	t Housing Assist Pmt	Type of Assist Pmt	Utility Allow.	Total Rent	Max LIHTC	DHHS	Katrina S Displaced	Student Use
602A	2	896	Mary Woodard		w.k	07/23/01	Z)	07/01/04		23,580		0	N/A	80	505	682	***********		N N
602B	2	896	Karla Hamilton	С		09/20/02	MO O	04/04/04							٥				
602B	2	896	Janie Penn	П	2	2 05/01/04	M	05/01/04	2,544	26,940	154	316	S8V	8	234	682			N/A
602C	2	896	896 Mary Tatum	П	2	2 03/28/03	ס	03/01/04	25,984	26,940	490	0	Z À	80	570	682			Z/2
602D	2	896	Hattie Gathers		2	2 09/24/01	70	09/01/04	25,238	26,940	410	0	N/A	80	490	682			N S
602E	2	896	896 Jannie Goode			03/14/03	МО	06/30/04											
602E	2	896	Jade Mc Millan	С	2	2 11/01/04	M	11/01/04	21,334	26,940	490	0	N/A	80	570	682			N A
602F	2	896	896 Stacy Glover	П		07/11/02	MO	08/31/04							٥				
BIN: NC-00-00231	200-00	231																	

**Efficiency Units** 

1 Bedroom Units

2 Bedroom Units

3 Bedroom Units

4 Bedroom Units

Reported Units

**Total Units** 

LI Units

MKT Units

**EMP Units** 

PIS Date 5/31/2002

Efficiency Units

1 Bedroom Units

2 Bedroom Units 6

3 Bedroom Units

4 Bedroom Units
0

Required Units

Total Units

LI Units

MKT Units

EMP Units

Building Address 604 DEWITT STREET

m	ന	T		T.,	_	Ç		MICHAEL WHOOL WAS A	ত ত	<u>ල</u>	T co			_			T	T	1	~	T
615F	615E	6150	615C	615B	615A	Cnit No			PIS Date 5/31/2002	uilding	N:		604F	604E	604D	604D	604C	604B	604A	Unit No	
2	2	2	N	2	N	Num. of Bdrms			Ν.	Building Address 615 DEWITT STREET	BIN: NC-00-00232		2	N	2	2	2	2	2	Num. of Bdrms	
896	896	896		896	896	Square				EET	232		. 896	398	896	896	896	898	896	f Square Feet	
896 Crystal Miles	Michael Frazier	Donna Tyson	Tamahl Gorham	Tiffany Shaw	Anita Wheeler	Name	o Ef	₹7	, о <u>щ</u>	70			Ebony Jackson	Carolyn Barber	Laura Rorie	Lendon Hairston	Edith Godfrey	896 Teresa Miller	Hattie Fuller	Name	0
			드			Unit Type:	Efficiency Units	Reported Units	Efficiency Units	Required Units			ㅁ	Ш	LI	n	П	L	Ш	Unit Type:	
	2	2	3			# of Occu- pants	Inits	nits	Jnits	nits			7	2	1		7	2	1	# of Occu- pants	
10/19/02	07/23/01	01/30/03	3 06/11/03	08/29/03	07/03/02	Move In Date	0	ତ =	0 -	o →			05/30/02	2 04/30/02	09/03/04	07/23/01	09/24/01	01/10/03	03/11/04	Move In Date	0
MO	70	סק	70	MO	MO	Event Type	1 Bedroom Units 0	Total Units	1 Bedroom Units	Total Units			סק	<b>70</b>	M	MO	R	R	M	Event Type	
09/30/04	07/01/04	01/01/04	06/01/04	06/30/04	08/31/04	Event Date	) Units	•	ո Units	u,			05/01/04	04/01/04	09/03/04	05/31/04	09/01/04	01/01/04	03/11/04	Event Date	
	23,144	22,958	20,807			Annual Gross Income	6 2	o <b>⊏</b>	6 N	o ⊏			27,298	27,721	19,729		22,991	22,464	7,004	Annual Gross Income	თ
	26,940	26,940	30,300			Max Eligible Income	2 Bedroom Units	LI Units	2 Bedroom Units	Li Units			23,580	26,940	23,580		23,580	26,940	23,580	Max Eligible Income	
	682	490	490			Tenant It Rent Pmt.	Units		Units				0	490	490		410	490	105	Tenant Rent Pmt	
	0	0	0			Housing Assist							462	0	0		0	0	385	Housing Assist Pmt	
	A/N	N/A	N/A			Type of Assist Pmt	3 Bedroom Units	MKT Units	3 Bedroom Units	MKT Units			S8V	N/A	N/A	·-y	N/A	N/A	V8S	Type of Assist Pmt	0
	80	80	80			Utility Allow.	om Units	ß	om Units	ts			80	80	80		80	80	8	Utility Allow.	
0	762	570	570	0	0	Total Rent						_	8	570	570	٥	490	570	- <del>-</del>	Total Rent	
	682		682			Max LIHTC Rent	0 4 5	⊃ <b>m</b> <b>X</b>	4 O	° П			682	682	682		682	682	682	Rent Max	0
	z					DHHS	4 Bedroom Units	EMP Units	4 Bedroom Units 0	EMP Units										DHHS	
						Katrina ! Displaced	Units	7	ı Units											Katrina Displaced	
	N.	N/A	N/A			Student Use							N A	N/A	N/A		Z Ž	N/A	Z	Student Use	

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Return

# Rental Compliance Reporting System (RCRS) **Project Activity Report**

Report Period: 1/1/2005 to 12/31/2005

This report was run by year and includes all units for this project. If there are no events for the year selected, the most recent event will be displayed in yellow. If there are no events for the unit at all, 'NO' (Never Occupied) will be displayed in the unit type field. 08/07/2006 10:49 AM

Project Number: 1539	Project Name: Richardson Village	
Allocation Year: 2000	Project Based Subsidy: 0	Owner Contact: GEORGE E CARR, III
City: Greensboro	New / Rehab: N / Y	Phone: (336)282-6000
County: Guilford	Supportive Services: False	Owner: RICHARDSON VILLAGE LIMITED PARTNERSHIP
Total Units: 24	Syndicator: Cahec	Owner Address: P.O. BOX 29229
Low income Units: 24	Lender: CAROLINA BANK	GREENSBORO, NC 27429
Total Buildings: 4	Recert Waiver: No	
Owner Type: FP	Years Extended Use: 15	Management Contact: George Carr
Project Type: Family		Phone: (336) 545-9000
Allowance Type: Private	DHHS Targeting Plan Required Units: 0	Agent: Beacon Management Corporation
Special: No	DHHS Targeting Plan Reported Units: 0	Management Address: P.O. Box 29229
Affordable Housing Products Received from NCHFA  - Tax Credit Equity		Other Non-Agency Funded sources
in the second se	- Local Govern - Other Grant	- Local Government Secondary Loan - Other Grant
Set-Aside: 40% of the qualified project can exceed 6	40% of the qualified units are rent restricted and occupied by households with project can exceed 60% of median income)	Set-Aside: 40% of the qualified units are rent restricted and occupied by households with incomes at or below 60% of the median income (Note: No Tax Credit Eligible Units in the project can exceed 60% of median income)

•	T	1 c	<b>1</b>	TO THE ROOM OF THE PARTY OF	து மேறை ma	ī
600B	600A	Unit No			Building . 600 DEW PIS Date 5/31/2002	NI ACTO
N	2	Num. of Square Bdrms Feet			Building Address 600 DEWITT STREET PIS Date 5/31/2002	BIN. NC-00-00228
896	896	Square Feet			Œ T	677
896 VIRGINIA	896 Hughes	Name	οm	70	} Om 20	
С	E	Unit Type:	Efficiency Units	Reported Units	Required Units Efficiency Units 0	
		# of Occu- pants	Units	Jnits	Jnits Units	
1 08/01/02	04/29/02	Move in Date	0 -1	o <b>⊣</b>	0 - 1 0 - 1	
70	ZQ.	Event Type	1 Bedroom Units	Total Units	Total Units 6 1 Bedroom Units 0	
08/01/05	04/01/05	Event Date	n Units	v	s n Units	
7,356	22,360	Annual Gross Income	ာ <b>လ</b>	ກ <u>r−</u>	<b>∞ № </b> ⊕ <u></u>	
7,356 23,580	23,580	Max Eligible Income	2 Bedroom Units	El Units	CI Units C Bedroom Units C	
72	480	Tenant I Rent Pmt	Units		ı Units	
418	0	Housing Type of Assist Assist Pmt Pmt				
\ss	N/A	Type of Assist Pmt	3 Bedroom Units	MKT Units	MKT Units 0 3 Bedroom Units 0	
80	80	Utility Allow.	om Units	ĬĠ	om Unit	
152	560	Total Rent	u,	-	V)	
682	682	Total Max Rent CHTC DHHS D	0 4 O	> <b>g</b>	0 4 0 m	
z	z	DHHS	4 Bedroom Units	EMP Units	EMP Units 0 4 Bedroom Units	
		Katrina isplaced	Units	e de se de la companya de la company	Units	
N/A	N/A	Student Use	Marie Communication	**************************************		

Unit No		Building , 604 DEW PIS Date 5/31/2002	602F	602E	602D	602C	602B	602A	Unit No		TO Weekler	5/31/2002	Building 602 DEV	BIN:	600F	600€	600D	600C	
Num. of Square		Building Address 604 DEWITT STREET PIS Date 5/31/2002	602F 2 8	2	2	2	2	N	Num. of S Bdrms	4		₽.	Building Address 602 DEWITT STREET	BIN: NC-00-00230	2	2	2	2	
quare		Ë	896	896	896	896	896	896	f Square Feet					230	896	896	896	368	
Name	om, zo	O m	HARPER	Jade Mc Milan	Hattie Gathers	Mary Tatum	Janie Penn	Mary	Name	0 m	<b>2</b> 0	1 0 m	20		Kisha Thompson	Jones	896 Kim Flanagan	896 Clara Baldwin	NOSNHOF
Unit	Reported Units Efficiency Units	Required Units Efficiency Units 0		Е	С	Ε	_		Unit Type:	Efficiency Units	Reported Units	Efficiency Units	Required Units		С	Ľ	ם נו	n Li	
# of	nits	nits lits	w w		2	2	2		# of Occu- pants	nits	its	nits	its						
Move In	0 1 0 7	10 6 1	3 01/20/05	11/01/04	09/24/01	03/28/03		07/23/01	Move In Date	0.1	o <del>-</del>	0 1	തച്ച		2 04/01/02	1 10/16/03	2 05/30/02	1 07/23/01	
Event	Total Units 6 1 Bedroom Units	Total Units 6 1 Bedroom Units	<u></u> ≤	NO O	70	70	70	MO	Event Type	Bedroo	Total Units	Bedroc	Total Units		R	70	R	R	
Event Date	n Units	ts m Units	01/20/05	12/31/05	09/01/05	03/01/05	05/01/05	09/30/05	Event Date	Bedroom Units	<b>t</b>	1 Bedroom Units	<b>5</b>		04/01/05	10/01/05	05/01/05	07/01/05	<u>Váradenya</u> j
Annual Gross	0 N O E	0 <b>2</b> 0 <u>C</u>	17,128		25,508	30,987	13.861		Annual Gross Income	o <b>N</b>	<b>о</b> г	0 N	ெட		20,644	25,293	28,496	4,286	Francis
Max Eligible	LI Units 6 2 Bedroom Units	LI Units 6 2 Bedroom Units	30,300		26,940	26,940	26.940		Max Eligible Income	Bedroom Units	LI Units	2 Bedroom Units 6	LI Units		26,940	23,580		23,580	Milváell
Tenant Rent	ı Units	1 Units	490		410		203		Tenant Rent Pmt.	n Units		n Units			67	490		410	
Housing Assist			0		0	0	267		Housing Assist Pmt						423	0		0	***************************************
Type of Assist	MKT Units 0 3 Bedroon	MKT Units 0 3 Bedroom	N/A		N/A	N/A	\8S		Type of Assist Pmt	3 Bedro	MKT Units	3 Bedro	MKT Units		V8S	N/A		NA	#BV45
Utility	IKT Units Bedroom Units	IKT Units Bedroom Units	80		80	8 8	33		Utility Allow.	3 Bedroom Units	nits	3 Bedroom Units 0	its		80	80	80	80	
Total	<b>y</b> .	. 0	570	0	490	570		0	Total Rent	v		G			147		$\neg$	490	
Max Total LIHTC	0 m v	0 EN	682				683		Max LIHTC Rent	40	о <b>п</b>	40	о <b>П</b>		682			683	_
DHHS	EMP Units 0 4 Bedroom Units 0	EMP Units 0 4 Bedroom Units	z	z	z	z	2 :	z	DHHS	4 Bedroom Units	EMP Units	4 Bedroom Units	EMP Units		z			z	atopis
Katrina	Units	Units			z				Katrina Displaced	Units		Units	i			z			-
Student			N/A			N N	N/A	1	Student d Use						N/A		N/A	<u>,                                    </u>	<b></b>

	-																							
615F	615E	615E	0100	615C	615B	615A	615A	615A	Unit No		COMPANIACION SECURITION SECURITIO	5/31/2002	PIS Date	Buildin 615 DE	BIN: 7		604F	604E	604D	604C	604B	604A	604A	
2	N	2		) N	N	2	2	N	Num. of Bdrms		,	8	60	Building Address 615 DEWITT STREET	BIN: NC-00-00232									Bdrms
896	896	896	890	898	896	896	896	896	f Square Feet					REET	0232		2 896	2 896	2 896	Ī	2 896	2 896	2 896	Ţ
SPENCER	TYSON	Frazier	Michael yson	Iamahi Gorham	MILLER	CELORIA WALKER	CELORIA WALKER	CHIQUIDA STEPHENS- LAMBERT	Name	o mi	Ž	10	Щ	য়ু			Ebony Jackson	Carolyn Barber	Laura Rorie	896 Edith Godfrey	Teresa Miller	BROWN	896 Hattie Fuller	
E	C	Ε	ב			드	С	드	Unit Type:	Efficiency Units	Reported Units	- interest of the second secon	Efficiency Units	Required Units			С	С	_	С	[]	П	_	Туре:
2	2		2		2		2	. 2	# of Occu- pants	Units	Jnits		Units	Jnits		ľ								pants
05/25/05	12/13/05	07/23/01	01/30/03	06/11/03	06/27/05	03/01/05	03/01/05	10/22/05	Move In Date	0 1	6 <b>-</b> 1	0		o ⊶		İ	05/30/02	2 04/30/02	1 09/03/04	1 09/24/01	2 01/10/03	2 07/19/05	03/11/04	Date
M	M	MO	7.0	M O	M	МО	MI	M	Event Type	Bedroom Units	Total Units	***************************************	Bedroom Units	Total Units		ſ	20	ZJ	R	R	R	X	MO	Туре
05/25/05	12/13/05	08/31/05	01/01/05	10/31/05	06/27/05	08/29/05	03/01/05	10/22/05	Event Date	n Units	Vi	And the second s	m Units	is i			05/01/05	04/01/05	09/01/05	09/01/05	01/01/05	07/19/05	02/28/05	
19,831	18,825		20,784		16,640		9,360	14,300	Annual Gross Income	oΝ	o <u>г</u>	တ၊		о <u>г</u>			10,400	29,625	20,312	24,142	19,131	14,632		Income
26,940	26,940		26,940		26,940		26,940	26,940	Max Eligible Income	2 Bedroom Units	LI Units		Bedroom Units	Units			23,580	26,940	23,580		26,940	26,940		Income Income
490	490	*******	490		490		490	490	Tenant Rent Pmt	ı Units			linite				0		490		490	490		Pmt
	C	-	0		0	···	0	0	Housing Assist Pmt								490				0	0		Pmt
N/A	N/A		N/A		N A		N/A	N A	Type of Assist Pmt		MKT Units	0 0	 D	MKT Units			S8V	N/A	N/A	N/A	N/A	A/N		Pm.
80	80		80		80		80	80	Utility Allow.	Bedroom Units	its			iits			80	80	80	88	80	08		Allow.
570	570	0	570	0	570	٥	570	570	Total Rent	U)		· ·	,				80	570	Т	T	570	570	0	Rent
682	682		682		682		682	682	Max LIHTC Rent		o m	0 #		g c			682	682	682	682	682	682		Rent
Z	z	z	z	z	z	z	z	z	SHHO	Bedroom Units	EMP Units	bearoom Units		EMP Units			z	z	z	z	z	z	z	Maria I
	z							z	Katrina Displaced	Units		Cults							z	z			מימטומיפת	Displace
N/A	N/A		N/A		N/A		Z.	N/A	Student Use								Z D	_	<b>-</b> †	十	2/2	N A	Coc	