


# UNOFFICIAL COPY

Recording Requested By and When Recorded Send to:  
Illinois Housing Development Authority  
111 East Wacker Drive, Suite 1000  
Chicago, Illinois 60601  
Attention: Brent Butcher, Esq.

Property Identification Nos. and  
Addresses: See Exhibit A (Richard Flowers Homes)

  
\*1807304164\*

Doc# 1807304164 Fee \$200.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 03/14/2018 03:16 PM PG: 1 OF 37

---

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

and

ZB, NATIONAL ASSOCIATION DBA ZIONS BANK,  
as Fiscal Agent

and

RICHARD FLOWERS COMMUNITY HOUSING, LLC  
an Illinois limited liability company,  
as Owner

---

TAX REGULATORY AGREEMENT

---

Dated as of March 12, 2018

---

This instrument prepared by:  
Kevin L. Barney  
Kutak Rock LLP  
One South Wacker Drive, Suite 2050  
Chicago, Illinois 60606

Stewart Title NTS- Chicago  
10 S. Riverside Plaza, Suite 1450  
PH: 312-849-4400  
File No: 17000031524

12 of 22

SD  
P 31  
S  
SON  
INT

# UNOFFICIAL COPY

## TABLE OF CONTENTS

	Page
Section 1. Term of Restrictions .....	1
Section 2. Project Restrictions .....	3
Section 3. Occupancy Restrictions .....	4
Section 4. Rental Restrictions .....	6
Section 5. Transfer Restrictions .....	6
Section 6. Enforcement .....	6
Section 7. Covenants to Run With the Land .....	8
Section 8. Recording .....	8
Section 9. Concerning the Fiscal Agent .....	8
Section 10. No Conflict With Other Documents .....	9
Section 11. Interpretation .....	9
Section 12. Amendment .....	9
Section 13. Severability .....	9
Section 14. Notices .....	9
Section 15. Monitoring Requirements; Annual Certification to IRS .....	10
Section 16. Governing Law .....	10
Section 17. Counterparts .....	11
Exhibit A: Legal Description .....	A-1
Exhibit B: Income Computation And Certification .....	B-1
Exhibit C: Certificate Of Continuing Program Compliance .....	C-1
Exhibit D: Rent-Up Schedule .....	D-1
Exhibit E: Form 8703 .....	E-1

# UNOFFICIAL COPY

## TAX REGULATORY AGREEMENT

THIS TAX REGULATORY AGREEMENT (this "Agreement"), entered into as of March 12, 2018, by and among the ILLINOIS HOUSING DEVELOPMENT AUTHORITY, a body politic and corporate, organized and existing under the laws of the State of Illinois (the "Authority"), ZB, NATIONAL ASSOCIATION DBA ZIONS BANK, a national banking association, as fiscal agent (the "Fiscal Agent") under a Funding Loan Agreement, dated as of March 12, 2018 (the "Funding Loan Agreement"), among BMO Harris Bank N.A. (the "Funding Lender"), the Authority and the Fiscal Agent, and RICHARD FLOWERS COMMUNITY HOUSING, LLC, an Illinois limited partnership (the "Owner"),

WITNESSETH:

WHEREAS, the Authority is issuing its Multifamily Mortgage Revenue Note, 2018 Series C (Richard Flowers Homes) (the "Governmental Lender Note"), for the purpose of making funds available to the Owner pursuant to a Borrower Loan Agreement, dated as of March 12, 2018 (the "Borrower Loan Agreement"), among the Authority, the Funding Lender and the Owner, to pay a portion of the costs of financing the acquisition, rehabilitation and equipping, on the real property described on Exhibit A attached hereto, of a 100-unit low income housing project to be located at 13900 South Grace Avenue, Robbins, Illinois (the "Project"); and

WHEREAS, in order to assure the Authority and the owners of the Governmental Lender Note that interest on the Governmental Lender Note will be excluded from gross income for federal income tax purposes under the Internal Revenue Code of 1986 (the "Code"), and to further the public purposes of the Authority, certain restrictions on the use and occupancy of the Project under the Code must be established;

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, and of other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner, the Authority and the Fiscal Agent agree as follows:

### Section 1. Term of Restrictions.

(a) *Occupancy Restrictions:* The term of the Occupancy Restrictions set forth in Section 3 hereof shall commence on the first day on which at least 10% of the units in the Project are first occupied, and shall end on the latest of (i) the date which is 15 years after the date on which at least 50% of the units in the Project are first occupied; (ii) the first date on which no tax-exempt bond (including any refunding bond) issued with respect to the Project is outstanding; or (iii) the date on which any housing assistance provided with respect to the Project under Section 8 of the United States Housing Act of 1937, as amended, terminates (the "Qualified Project Period"). The Governmental Lender Note is a tax-exempt bond for this purpose.

As provided by Revenue Procedure 2004-39, if less than ten percent (10%) of the residential units in the Project are Available Units (for example, because residential units are not available for occupancy due to renovations) at any time within 60 days after the later of (1) the date the Project is acquired, or (2) the issue date of the First Bonds, then the Qualified Project Period shall commence as set forth in the preceding paragraph (i.e., upon ten percent (10%)

# UNOFFICIAL COPY

occupancy). Otherwise, for a period of 12 months beginning on the issue date of the First Bonds (the "Transition Period"), the failure to satisfy the Occupancy Restrictions will not cause the Project to not be a qualified residential rental project within the meaning of Section 142(d) of the Code. If the Occupancy Restrictions are not satisfied on the last date of the Transition Period, such failure will cause the Project to not be a qualified residential rental project within the meaning of Section 142(d) of the Code as of the issue date of the Governmental Lender Note unless all of the Governmental Lender Note issued to finance the Project is prepaid as soon as possible, but in no event later than 18 months after the issue date of the First Bonds.

For purposes of this Section the following definitions shall apply:

"Available Units" means residential units in a residential rental project that are actually occupied and residential units in the project that are unoccupied and have been leased at least once after becoming available for occupancy, provided that (a) in the case of an acquisition of an existing residential rental project, a residential unit that is unoccupied on the later of (i) the date the project is acquired, or (ii) the issue date of the First Bonds is not an Available Unit and does not become an Available Unit until it has been leased for the first time after such date, and (b) a residential unit that is not available for occupancy due to renovations is not an Available Unit and does not become an Available Unit until it has been leased for the first time after the renovations are completed.

"First Bonds" means the first issue of bonds to which Section 142(d) of the Code applies issued to finance the acquisition of an existing residential rental project, including the Governmental Lender Note.

If the Occupancy Restrictions are not satisfied on the last date of the Transition Period, the Borrower shall (i) pursuant to the Funding Loan Agreement cause all the Governmental Lender Note to be prepaid as soon as possible, but in no event later than 18 months after the issue date of the First Bonds, or (ii) deliver to the Authority an opinion of nationally recognized bond counsel to the effect that the failure to satisfy the Occupancy Restrictions on the last date of the Transition Period will not adversely affect the exclusion of interest on the Governmental Lender Note from gross income for federal income tax purposes.

(b) *Rental Restrictions*: The Rental Restrictions set forth in Section 4 hereof shall, subject to paragraphs (c) and (d) of this Section 1, remain in effect with respect to the Project during the Qualified Project Period set forth in paragraph (a) of this Section 1.

(c) *Involuntary Loss or Substantial Destruction*: The Occupancy Restrictions set forth in Section 3 hereof, and the Rental Restrictions set forth in Section 4 hereof, shall cease to apply to the Project in the event of involuntary noncompliance caused by fire, seizure, requisition, foreclosure, transfer of title by deed in lieu of foreclosure, change in federal law or an action of a federal agency after the date of delivery of the Governmental Lender Note, which prevents the Authority and the Fiscal Agent from enforcing the Occupancy Restrictions and the Rental Restrictions, or condemnation or similar event, but only if, within a reasonable time period, (i) all of the Governmental Lender Note is promptly retired, or amounts received as a consequence of such event are used to provide a new project which meets all of the requirements of this Agreement, which new project is subject to new restrictions substantially equivalent to those contained in this Agreement, and which is substituted in place of the Project by amendment

# UNOFFICIAL COPY

of this Agreement, and (ii) an opinion from Tax Counsel (as defined in the Funding Loan Agreement) is received by the Authority, the Fiscal Agent and the Owner to the effect that noncompliance with the Occupancy Restrictions and the Rental Restrictions as a result of such involuntary loss or substantial destruction resulting from an unforeseen event will not adversely affect the exclusion of the interest on the Governmental Lender Note from the gross income of the owners thereof for purposes of federal income taxation; provided, however, that the preceding provisions of this paragraph shall cease to apply in the case of such involuntary noncompliance caused by foreclosure, transfer of title by deed in lieu of foreclosure or similar event if at any time during the Qualified Project Period subsequent to such event the Owner or any Related Party (as defined in Section 147(a)(2) of the Code) obtains an ownership interest in the Project for federal income tax purposes.

(d) *Termination:* This Agreement shall terminate upon the earliest of (i) termination of the Occupancy Restrictions and the Rental Restrictions, as provided in paragraphs (a) and (b) of this Section 1, or (ii) delivery to the Authority, the Fiscal Agent and the Owner of an opinion of Tax Counsel to the effect that continued compliance with the Rental Restrictions and Occupancy Restrictions on the Project is not required in order for interest on the Governmental Lender Note to remain excludible from gross income for federal income tax purposes.

(e) *Certification:* Upon termination of this Agreement, in whole or in part, the Owner and the Authority shall execute, and the Fiscal Agent shall acknowledge, and the parties shall cause to be recorded (at the Owner's expense), in all offices in which this Agreement was recorded, a certificate of termination, specifying which of the restrictions contained herein has terminated, and the portion of the Project to which such termination relates.

Section 2. Project Restrictions. The Owner represents, warrants and covenants as follows:

(a) The Owner has reviewed the provisions of the Code and the Treasury Regulations thereunder (the "Regulations") applicable to this Agreement (including, without limitation, Section 142(d) of the Code and Section 1.103-8(b) of the Regulations) with its counsel and understands said provisions.

(b) The Project is being acquired, constructed and equipped for the purpose of providing a "qualified residential rental project" (within the meaning of Section 142(d) of the Code) and will, during the term of the Rental Restrictions and Occupancy Restrictions hereunder, continue to constitute a "qualified residential rental project" under Section 142(d) of the Code and any Regulations heretofore or hereafter promulgated thereunder and applicable thereto.

(c) At least 95% of the Project will consist of a "building or structure" (as defined in Section 1.103-8(b)(8)(iv) of the Regulations), or several proximate buildings or structures of similar construction, each containing one or more similarly constructed residential units (as defined in Section 1.103-8(b)(8)(i) of the Regulations, as modified by the definition of "single-room occupancy housing units" set forth in Section 3008 of the Housing and Economic Recovery Act of 2010) located on a single tract of land, including contiguous tracts of land (as defined in Section 1.103-8(b)(4)(ii)(b) of the Regulations), which will be owned, for federal tax purposes, at all times by the same person and financed pursuant to a common plan (within the

# UNOFFICIAL COPY

meaning of Section 1.103-8(b)(4)(ii) of the Regulations), together with functionally related and subordinate facilities (within the meaning of Section 1.1038(b)(4)(iii) of the Regulations). The Project will contain five or more similarly constructed units.

(d) None of the residential units in the Project will at any time be used on a transient basis, nor will the Project itself be used as a hotel, motel, dormitory, fraternity or sorority house, rooming house, hospital, nursing home, sanitarium, rest home or trailer park or court for use on a transient basis.

(e) In no event will continual or frequent nursing, medical or psychiatric services be made available at the Project, within the meaning of Revenue Ruling 98-47, 1998-2 C.B. 397, or any successor thereto.

(f) All of the residential units in the Project will be leased or rented, or will be available for lease or rental, on a continuous basis to members of the general public (other than units for a resident manager or maintenance personnel), subject, however, to the requirements of Section 3(a) hereof. Each Qualifying Tenant (as hereinafter defined) occupying a residential unit in the Project shall be required to execute a written lease agreement (the "Lease Agreement") with a stated term of not less than 30 days nor more than one year.

(g) Any functionally related and subordinate facilities (e.g., parking areas, swimming pools, tennis courts, etc.) which are financed by the Governmental Lender Note and included as part of the Project will be of a character and size commensurate with the character and size of the Project, and will be made available to all tenants on an equal basis. Fees will only be charged with respect to the use thereof if the charging of fees is customary for the use of such facilities at similar residential rental properties in the surrounding area (i.e., within a one-mile radius of the Project) and then only in amounts commensurate with the fees being charged at similar residential rental properties within such area. In any event, any fees charged will not be discriminatory or exclusionary as to the Qualifying Tenants (as defined in Section 3 hereof). No functionally related and subordinate facilities will be made available to persons other than tenants or their guests.

(h) Each residential unit in the Project will contain separate and complete facilities for living, sleeping, eating, cooking and sanitation for a single person or family.

(i) No portion of the Project will be used to provide any health club facility, any facility primarily used for gambling, or any store, the principal business of which is the sale of alcoholic beverages for consumption off premises, in violation of Section 147(e) of the Code.

Section 3. Occupancy Restrictions. The Owner represents, warrants and covenants as follows:

(a) Pursuant to the election of the Authority and the Owner in accordance with the provisions of Section 142(d)(1)(B) of the Code, at all times during the term of the Occupancy Restrictions set forth in Section 1(a) hereof at least 40% of the completed residential units in the Project shall be continuously occupied (or treated as occupied as provided herein), or held available for occupancy, by Qualifying Tenants as herein defined. For purposes of this Agreement, "Qualifying Tenants" means individuals or families whose aggregate adjusted

# UNOFFICIAL COPY

incomes do not exceed 60% of the applicable median gross income (adjusted for family size) for the area in which the Project is located, as such income and area median gross income are determined by the Secretary of the United States Treasury in a manner consistent with determinations of income and area median gross income under Section 8(f) the United States Housing Act of 1937, as amended (or, if such program is terminated, under such program as in effect immediately before such termination).

(b) Prior to the commencement of occupancy of any unit to be occupied by a Qualifying Tenant, the prospective tenant's eligibility shall be established by execution and delivery by such prospective tenant of an Income Computation and Certification substantially in the form attached hereto as Exhibit B or such other form as complies with the applicable tax law requirements of Section 142(d) of the Code and is acceptable to the Authority (the "Income Certification") evidencing that the aggregate adjusted income of such prospective tenant does not exceed the applicable income limit. In addition, such prospective tenant shall be required to provide whatever other information, documents or certifications are reasonably deemed necessary by the Owner or the Authority to substantiate the Income Certification

(c) Not less frequently than annually, the Owner shall determine whether the current aggregate adjusted income of each tenant occupying any unit being treated by the Owner as occupied by a Qualifying Tenant exceeds the applicable income limit. For such purpose the Owner shall require each such tenant to execute and deliver to the Owner the Income Certification substantially in the form attached hereto as Exhibit B.

(d) Any unit vacated by a Qualifying Tenant shall be treated as continuing to be occupied by such tenant until reoccupied, other than for a temporary period not to exceed 31 days, at which time the character of such unit as a unit occupied by a Qualifying Tenant shall be redetermined.

(e) If an individual's or family's income exceeds the applicable income limit as of any date of determination, the income of such individual or family shall be treated as continuing not to exceed the applicable limit; provided that the income of an individual or family did not exceed the applicable income limit upon commencement of such tenant's occupancy or as of any prior income determination; and provided, further, that if any individual's or family's income as of the most recent income determination exceeds 140% of the applicable income limit, such individual or family shall cease to qualify as a Qualifying Tenant if, prior to the next income determination of such individual or family, any unit in that Project of comparable or smaller size to such individual's or family's unit is occupied by any tenant other than a Qualifying Tenant.

(f) For purposes of satisfying the requirement that 40% of the completed residential units of each Project be occupied by Qualifying Tenants, the following principles shall apply: (i) at the time 10% of the residential units in the Project are occupied, 40% of such units must be occupied by Qualifying Tenants in the number set forth in Exhibit D hereto for the Project, and (ii) after 10% of the residential units in the Project are occupied, non-Qualifying Tenants may occupy the remaining units in the Project other than those listed in Exhibit D, but only if the Qualifying Tenants' occupancies predate the non-Qualifying Tenants' occupancies.

(g) The Lease Agreement to be utilized by the Owner in renting any residential units in the Project to a prospective Qualifying Tenant shall provide for termination of the Lease

# UNOFFICIAL COPY

Agreement following 30 days' notice, subject to applicable provisions of Illinois law (including for such purpose all applicable home rule ordinances), for any material misrepresentation made by such person with respect to the Income Certification with the effect that such tenant is not a Qualifying Tenant.

(h) All Income Certifications will be maintained on file at the Project so long as any of the Governmental Lender Note is outstanding and for five years thereafter with respect to each Qualifying Tenant who occupied a residential unit in the Project during the period the restrictions hereunder are applicable; and the Owner will, promptly upon receipt, file a copy thereof with the Authority, and at the written request of the Fiscal Agent, the Fiscal Agent.

(i) On the first day of each Qualified Project Period, on the fifteenth days of March, June, September and December of each year during the applicable Qualified Project Period, and within 30 days after the final day of each month in which there occurs any change in the occupancy of a residential unit in the Project, the Owner will submit to the Authority and the Fiscal Agent a "Certificate of Continuing Program Compliance" with respect to the Project, in the form attached hereto as Exhibit C, executed by the Owner.

(j) The Owner shall submit to the Secretary of the United States Treasury (at such time and in such manner as the Secretary shall prescribe) an annual certification as to whether the Project continues to meet the requirements of Section 142(d) of the Code. Failure to comply with such requirement may subject the Owner to the penalty provided in Section 6652(j) of the Code. The Owner shall submit a copy of each such annual certification to the Authority and, if the Governmental Lender Note remains outstanding, to the Fiscal Agent.

Section 4. Rental Restrictions. The Owner represents, warrants and covenants that, once available for occupancy, each residential unit in the Project will be rented or available for rental on a continuous basis to members of the general public (other than (a) units for a resident manager or maintenance personnel, and (b) units for Qualifying Tenants as provided for in Section 3 hereof).

Section 5. Transfer Restrictions. The Owner covenants and agrees that, except as provided in the last sentence of this Section 5 and except as provided in Section 6(g), no conveyance, transfer, assignment or any other disposition of title to the Project (a "Transfer") shall be made prior to the termination of the applicable Rental Restrictions and Occupancy Restrictions hereunder, unless the transferee pursuant to the Transfer assumes in writing, in a form reasonably acceptable to the Authority and the Fiscal Agent, all of the executory duties and obligations hereunder of the Owner, including this Section 5, and agrees to cause any subsequent transferee to assume such duties and obligations in the event of a subsequent Transfer by the transferee prior to the termination of the Rental Restrictions and Occupancy Restrictions hereunder (the "Assumption Agreement"). The Owner shall deliver the Assumption Agreement to the Authority and the Fiscal Agent at least 30 days prior to a proposed Transfer.

Section 6. Enforcement. (a) The Owner shall permit all duly authorized representatives of the Authority or the Fiscal Agent to inspect any books and records of the Owner regarding the Project and the incomes of Qualifying Tenants which pertain to compliance with the provisions of this Agreement and Section 142(d) of the Code and the regulations heretofore or hereafter promulgated thereunder at reasonable times and upon reasonable notice.



# UNOFFICIAL COPY

(b) In addition to the information provided for in Section 3(i) hereof, the Owner shall submit any other information, documents or certifications reasonably requested by the Authority or the Fiscal Agent which the Authority or the Fiscal Agent deems reasonably necessary to substantiate continuing compliance with the provisions of this Agreement and Section 142(d) of the Code and the regulations heretofore or hereafter promulgated thereunder.

(c) The Authority and the Owner each covenants that it will not take or permit to be taken any action within its control that it knows would adversely affect the exclusion of interest on the Governmental Lender Note from the gross income of the owners thereof for purposes of federal income taxation pursuant to Section 103 of the Code. Moreover, the Authority and the Owner covenant to take any lawful action within their control and the Fiscal Agent covenants to take any lawful action it is directed to take by the Owner, the Authority or nationally recognized bond counsel (including amendment of this Agreement as may be necessary, in the opinion of Tax Counsel) to comply fully with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the Department of the Treasury or the Internal Revenue Service from time to time pertaining to obligations issued under Section 142(d) of the Code and affecting the Project.

(d) The Owner covenants and agrees to inform the Authority and the Fiscal Agent by written notice of any violation of its obligations hereunder within five days of first discovering any such violation. If any such violation is not corrected to the satisfaction of the Authority and the Fiscal Agent within the period of time specified by either the Authority or the Fiscal Agent, which shall be (A) 45 days after the effective date of any notice to or from the Owner, or (B) such longer period as is specified in an opinion of Tax Counsel, and as in such opinion will not result in the loss of such exclusion of interest on the Governmental Lender Note, without further notice, the Authority or the Fiscal Agent shall declare a default under this Agreement effective on the date of such declaration of default, and the Authority or the Fiscal Agent shall apply to any court, state or federal, for specific performance of this Agreement or an injunction against any violation of this Agreement, or any other remedies at law or in equity or any such other actions as shall be necessary or desirable so as to correct noncompliance with this Agreement.

(e) The Owner, the Authority and the Fiscal Agent each acknowledges that the primary purpose for requiring compliance with the restrictions provided in this Agreement is to preserve the exclusion of interest on the Governmental Lender Note from gross income for purposes of federal income taxation, and that the Authority and the Fiscal Agent, on behalf of the owners of the Governmental Lender Note, who are declared to be third-party beneficiaries of this Agreement, shall be entitled for any breach of the provisions hereof, to all remedies both at law and in equity in the event of any default hereunder, which in the opinion of the Authority and nationally recognized bond counsel could adversely affect the exclusion of interest on the Governmental Lender Note from gross income for purposes of federal income taxation.

(f) In the enforcement of this Agreement, the Authority and the Fiscal Agent may rely on any certificate delivered by or on behalf of the Owner or any tenant with respect to the Project.

(g) Nothing in this Section shall preclude the Authority, Fiscal Agent or the lender from exercising any remedies they might otherwise have, by contract, statute or otherwise, upon the occurrence of any violation hereunder, which in the opinion of the Authority and Tax

# UNOFFICIAL COPY

Counsel could adversely affect the exclusion of interest on the Governmental Lender Note from gross income for purposes of federal income taxation.

Section 7. Covenants to Run With the Land. The Owner hereby subjects the Project to the covenants, reservations and restrictions set forth in this Agreement. The Authority, the Fiscal Agent and the Owner hereby declare their express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants, reservations and restrictions running with the land to the extent permitted by law, and, subject to paragraphs (c) and (d) of Section 1, shall pass to and be binding upon the Owner's successors in title to the Project throughout the term of this Agreement. Each and every contract, deed, mortgage, lease or other instrument hereafter executed covering or conveying the Project or any portion thereof or interest therein (excluding any transferee of a limited partnership interest in the Owner) shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed, mortgage, lease or other instrument.

Section 8. Recording. The Owner shall cause this Agreement and all amendments and supplements hereto to be recorded in the conveyance and real property records of Cook County, Illinois, and in such other places as the Authority may reasonably request. The Owner shall pay all fees and charges incurred in connection with any such recording.

Section 9. Concerning the Fiscal Agent.

(a) The Fiscal Agent is executing and delivering this Agreement solely for the purposes of acknowledging the matters set forth herein, and being bound to undertake only those duties and responsibilities specifically set forth with respect to the Fiscal Agent. With respect to matters set forth in the remaining Sections of this Agreement, the Fiscal Agent has made no investigation, makes no representation and undertakes no duties or responsibilities. No implied duties or responsibilities may be read into this Agreement against the Fiscal Agent, and the Fiscal Agent shall be entitled to the protections, privileges, exculpation and indemnities contemplated under the Funding Loan Agreement. Except pursuant to Section 1(e), after the date on which no Governmental Lender Note remains outstanding as provided in the Funding Loan Agreement, the Fiscal Agent shall have no duties or responsibilities under this Agreement, and all references herein to the Fiscal Agent shall be deemed references to the Authority.

(b) In determining whether any default or lack of compliance by the Owner exists under this Agreement, the Fiscal Agent shall not be required to conduct any investigation into or review the operations or records of the Owner and, absent actual knowledge of any default or noncompliance, may assume compliance by the Owner with this Agreement unless otherwise specifically notified in writing.

(c) The permissive right of the Fiscal Agent to take actions permitted by this Agreement shall not be construed as an obligation or duty to do so.

(d) The Fiscal Agent shall be under no duty to confirm or verify any financial or other statements, reports or certificates furnished pursuant to any provisions hereof, and shall be under no other duty in respect of same except to retain the same in its files and permit the inspection of same at reasonable times by the Authority.

# UNOFFICIAL COPY

(e) The Fiscal Agent has the right to appoint agents to carry out any of its duties and obligations hereunder, and shall, upon request, certify in writing to the other parties hereto any such agency appointment.

Section 10. No Conflict With Other Documents. The Owner warrants and covenants that it has not and will not execute any other agreement with provisions inconsistent or in conflict with the provisions hereof (except documents that are subordinate to the provisions hereof), and the Owner agrees that the requirements of this Agreement are paramount and controlling as to the rights and obligations herein set forth, which supersede any other requirements in conflict herewith.

Section 11. Interpretation. Any terms not defined in this Agreement shall have the same meaning as terms defined in the Funding Loan Agreement, the Financing Agreement or Section 142(d) of the Code and the regulations heretofore or hereafter promulgated thereunder.

Section 12. Amendment. This Agreement may be amended by the parties hereto to reflect changes in Section 142(d) of the Code, the regulations hereafter promulgated thereunder and revenue rulings promulgated thereunder, or in the interpretation thereof, subject to an opinion of Tax Counsel that such amendment will not adversely affect the exclusion of the interest on the Governmental Lender Note from the gross income of the owners thereof for purposes of federal income taxation.

Section 13. Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

Section 14. Notices. Any notice, demand or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if and when personally delivered and receipted for, or, if sent by private courier service or sent by overnight mail service, shall be deemed to have been given if and when received (unless the addressee refuses to accept delivery, in which case it shall be deemed to have been given when first presented to the addressee for acceptance), or on the first day after being sent by telegram, or on the third day after being deposited in United States registered or certified mail, postage prepaid. Any such notice, demand or other communication shall be addressed to a party at its address set forth below or to such other address the party to receive such notice may have designated to all other parties by notice in accordance herewith:

If to the Authority: Illinois Housing Development Authority  
111 East Wacker Drive, Suite 1000  
Chicago, Illinois 60601  
Attention: Multifamily Housing Department

with a copy to: Illinois Housing Development Authority  
111 East Wacker Drive, Suite 1000  
Chicago, Illinois 60601  
Attention: General Counsel

If to the Fiscal Agent: ZB, National Association dba Zions Bank  
111 West Washington St., Suite 1060  
Chicago, Illinois 60602

# UNOFFICIAL COPY

Attention: Robert Cafarelli

If to the Owner: Richard Flowers Community Housing, LLC  
 c/o Housing Authority of Cook County  
 175 W. Jackson Blvd., Suite 350  
 Chicago, Illinois 60604  
 Attention: Jessica Poirier

Nixon Peabody LLP  
 799 9<sup>th</sup> Street NW  
 Washington, DC 20001  
 Attention: Richard Price

NEF Assignment Corporation, as nominee  
 10 S. Riverside Plaza, Suite 1700  
 Chicago, Illinois 60606  
 Attention: General Counsel

Barnes & Thornburg LLP  
 41 S. High Street, Suite 3300  
 Columbus OH 43215  
 Attention: Jordan Carr

Section 15. Monitoring Requirements; Annual Certification to IRS. The Authority may, from time to time, engage the service of a third party monitoring agent for purposes of monitoring the Owner's performance under this Tax Regulatory Agreement. In such event, such monitoring agent shall have authority to act in all matters relating to the Owner's obligations under this Tax Regulatory Agreement. In the event the Authority engages the service of a monitoring agent, all fees and expenses of such monitoring agent shall be paid by the Owner. Further, such monitoring agent shall not be held liable for any action taken or omitted under this Tax Regulatory Agreement so long as it shall have acted in good faith and without gross negligence. The Owner shall file each year with the Internal Revenue Service a Form 8703 (Annual Certification of a Residential Rental Project) in substantially the form of Exhibit E hereto to provide annual information to the Internal Revenue Service that it will use to determine whether the Project continues to be a "qualified residential rental project" under Section 142(d) of the Code.

Section 16. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Illinois, and where applicable, the laws of the United States of America.

Section 17. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and sealed by their respective, duly authorized representatives, as of the day and year first above written.

**ILLINOIS HOUSING DEVELOPMENT  
AUTHORITY**

By: *Andrea J. Amersale*  
Executive Director

**RICHARD FLOWERS COMMUNITY  
HOUSING, LLC, an Illinois limited liability  
company**

By: Richard Flowers Community Housing Group,  
LLC, an Illinois limited liability company, its  
managing member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**ZB, NATIONAL ASSOCIATION DBA ZIONS  
BANK, as Fiscal Agent**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and sealed by their respective, duly authorized representatives, as of the day and year first above written.

**ILLINOIS HOUSING DEVELOPMENT  
AUTHORITY**

By: \_\_\_\_\_  
Executive Director

**RICHARD FLOWERS COMMUNITY  
HOUSING, LLC, an Illinois limited liability  
company**

By: Richard Flowers Community Housing Group,  
LLC, an Illinois limited liability company, its  
managing member

By: *Richard J. Monocchio*  
Name: Richard J. Monocchio  
Its: President

**ZB, NATIONAL ASSOCIATION DBA ZIONS  
BANK, as Fiscal Agent**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and sealed by their respective, duly authorized representatives, as of the day and year first above written.

**ILLINOIS HOUSING DEVELOPMENT  
AUTHORITY**

By: \_\_\_\_\_  
Executive Director

**RICHARD FLOWERS COMMUNITY  
HOUSING, LLC, an Illinois limited liability  
company**

By: Richard Flowers Community Housing Group,  
LLC, an Illinois limited liability company, its  
managing member

By: \_\_\_\_\_  
Name:  
Its:

**ZB, NATIONAL ASSOCIATION DBA ZIONS  
BANK, as Fiscal Agent**

By:           *R*            
Name:           ROBERT CAFARELLI            
Its:           VICE PRESIDENT          

Property of Cook County Clerk's Office





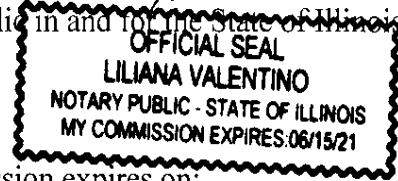
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) ss:  
COUNTY OF COOK        )

BEFORE ME, the undersigned authority, on this day personally appeared Audra Hamernik, Executive Director of the Illinois Housing Development Authority, a body politic and corporate duly organized and validly existing under the laws of the State of Illinois (the "Authority"), known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated, as the act and deed of the Authority.

GIVEN UNDER MY HAND and seal of office, this the 22 day February, 2018.

*Liliana Valentino*  
\_\_\_\_\_  
Notary Public in and for the State of Illinois



[SEAL]

My commission expires on:

06/15/21

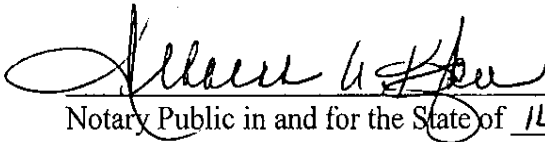
Property of Cook County Clerk's Office

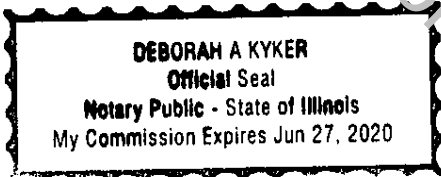
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that RICHARD J MONOCCHIO, personally known to me to be the PRESIDENT of Richard Flowers Community Housing Group, LLC, an Illinois limited liability company, managing member of Richard Flowers Community Housing, LLC, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in his capacity as authorized borrower representative, as his free and voluntary act and deed and as the free and voluntary act and deed of Richard Flowers Community Housing, LLC, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and seal of office, this the 8th day of MARCH, 2018.

  
Notary Public in and for the State of ILLINOIS



[SEAL]

My commission expires on:

JUNE 27, 2020

# UNOFFICIAL COPY

## EXHIBIT A: LEGAL DESCRIPTION

### Parcel 1:

The leasehold estate or interest in the land described below and covered herein is:

LOTS 303 TO 328, BOTH INCLUSIVE, IN BLOCK 6, LOTS 345 TO 375, BOTH INCLUSIVE, IN BLOCK 7, LOTS 389 TO 395, BOTH INCLUSIVE, IN BLOCK 7, AND LOTS 396 TO 413 (EXCEPT THE SOUTHWESTERLY 16 FEET OF LOT 396), BOTH INCLUSIVE, IN BLOCK 7; TOGETHER WITH VACATED GRACE AVENUE LYING ADJACENT TO SAID LOTS 303 TO 328 AND SAID LOTS 346 TO 375; ALSO TOGETHER WITH THE VACATED ALLEY LYING ADJACENT TO SAID LOTS 345 TO 354 AND SAID LOTS 397 TO 412 AND SAID LOTS 355 AND 396, IN SAID BLOCK 7 (EXCEPT THE SOUTHWESTERLY 16 FEET THEREOF); ALL IN "CLAIRMOUNT" JAS. J. SMITH & CO'S 4TH SUBDIVISION OF LOTS 1, 5, 6 AND 7 IN LUECHTENMEYERS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 2, ALSO EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, (EX; TRIANGULAR PIECE SOUTH EAST CORNER BOUNDED BY CLEVELAND STREET, HOMAN AVENUE AND CLAIRE BOULEVARD), IN SECTION 2, TOWNSHIP 36, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF ROBBINS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1892 AS DOCUMENT NUMBER 1701452, IN COOK COUNTY, ILLINOIS.

### Parcel 2:

FEE SIMPLE OWNERSHIP OF ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED ON THE LAND DESCRIBED AS TRACT 1.

Commonly known as: 13900 S. Grace Ave., Robbins, IL 60472

### PINS:

28-02-404-053 THROUGH 069

28-02-404-085

28-02-404-001 THROUGH 031

28-02-403-024 THROUGH 049

28-02-404-086

# UNOFFICIAL COPY

## EXHIBIT B: INCOME COMPUTATION AND CERTIFICATION<sup>1</sup>

**NOTE TO APARTMENT OWNER:** This form is designed to assist you in computing Annual Income in accordance with the method set forth in the Department of Housing and Urban Development (“HUD”) Regulations (24 CFR Part 5). You should make certain that this form is at all times up to date with HUD Regulations. All capitalized terms used herein shall have the meanings set forth in the Tax Regulatory Agreement, dated as of March 12, 2018, among Richard Flowers Community Housing, LLC (the “Owner”), the Illinois Housing Development Authority and ZB, National Association dba Zions Bank, as Fiscal Agent.

Re: Richard Flowers Homes  
Robbins, Illinois

I/We, the undersigned, being first duly sworn, state that I/we have read and answered fully and truthfully each of the following questions for all persons who are to occupy the unit in the above apartment project for which application is made. Listed below are the names of all persons who intend to reside in the unit:

1.	2.	3.	4.	5.
Name of Members of the Household	Relationship to Head of Household	Age	Social Security Number	Place of Employment
	HEAD			
	SPOUSE			

6. **Total Anticipated Income.** The total anticipated income, calculated in accordance with this paragraph 6, of all persons listed above for the 12-month period beginning the date that I/we plan to move into a unit (i.e., \_\_\_\_\_) is \$\_\_\_\_\_.

Included in the total anticipated income listed above are:

(a) the full amount, before payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;

(b) the net income from operation of a business or profession or net income from real or personal property (without deducting expenditures for business expansion or amortization or capital indebtedness); an allowance for depreciation of capital assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations; include any withdrawal of cash or assets from the operation of a business or profession, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the above persons;

<sup>1</sup> The form of Income Computation and Certification shall be conformed to any amendments made to 24 CFR Part 5, or any regulatory provisions promulgated in substitution therefore.

# UNOFFICIAL COPY

- (c) interest and dividends (see 7(C) below);
- (d) the full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump sum payment for the delayed start of a periodic payment;
- (e) payments in lieu of earnings, such as unemployment and disability compensation, workers' compensation and severance pay;
- (f) the amount of any public welfare assistance payment; if the welfare assistance payment includes any amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of:
  - (i) the amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities, plus
  - (ii) the maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities (if the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph (f)(ii) shall be the amount resulting from one application of the percentage);
- (g) periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling; and
- (h) all regular pay, special pay and allowances of a member of the Armed Forces.

Excluded from such anticipated total income are:

- (a) income from employment of children (including foster children) under the age of 18 years;
- (b) payments received for the care of foster children or foster adults;
- (c) lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and workers' compensation), capital gains and settlement for personal or property losses;
- (d) amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;
- (e) income of a live-in aide;

# UNOFFICIAL COPY

- (f) the full amount of student financial assistance paid directly to the student or to the educational institution;
- (g) special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
- (h) amounts received under training programs funded by the Department of Housing and Urban Development (“HUD”);
- (i) amounts received by a disabled person that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
- (j) amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and which are made solely to allow participation in a specific program;
- (k) a resident service stipend in a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the Owner, on a part-time basis, that enhances the quality of life in the Project, including, but not limited to, fire patrol, hall monitoring, lawn maintenance and resident initiatives coordination (no resident may receive more than one stipend during the same period of time);
- (l) compensation from state or local employment training programs and training of a family member as resident management staff, which compensation is received under employment training programs (including training programs not affiliated with a local government) with clearly defined goals and objectives, and which compensation is excluded only for the period during which the family member participates in the employment training program;
- (m) reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
- (n) earnings in excess of \$480 for each full-time student, 18 years or older, but excluding the head of household and spouse;
- (o) adoption assistance payments in excess of \$480 per adopted child;
- (p) deferred periodic payments of supplemental security income and social security benefits that are received in a lump sum payment;
- (q) amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit;
- (r) amounts paid by a state agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;

# UNOFFICIAL COPY

(s) temporary, nonrecurring or sporadic income (including gifts); and

(t) amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply.

7. Assets. (A) Do the persons whose income or contributions are included in Item 6 above:

(i) have savings, stocks, bonds, equity in real property or other forms of capital investment (excluding the values of necessary items of personal property such as furniture and automobiles, equity in HUD homeownership programs, and interests in Indian trust land)? \_\_\_\_\_ Yes \_\_\_\_\_ No.

(ii) have they disposed of any assets (other than at a foreclosure or bankruptcy sale) during the last two years at less than fair market value? \_\_\_\_\_ Yes \_\_\_\_\_ No.

(B) If the answer to (i) or (ii) above is yes, does the combined total value of all such assets owned or disposed of by all such persons total more than \$5,000? \_\_\_\_\_ Yes \_\_\_\_\_ No.

(C) If the answer to (B) above is yes, state:

(i) the total value of all such assets: \$ \_\_\_\_\_

(ii) the amount of income expected to be derived from such assets in the 12-month period beginning on the date of initial occupancy of the unit that you propose to rent: \$ \_\_\_\_\_, and

(iii) the amount of such income, if any, that was included in Item 6 above: \$ \_\_\_\_\_.

8. Full-Time Students. (a) Are all of the individuals who propose to reside in the unit full-time students? \_\_\_\_\_ Yes \_\_\_\_\_ No.

A full-time student is an individual who during each of 5 calendar months during the calendar year in which occupancy of the unit begins is a full-time student at an educational organization which normally maintains a regular faculty and curriculum and normally has a regularly enrolled body of students in attendance or an individual pursuing a full-time course of institutional on-farm training under the supervision of an accredited agent of such an educational organization or of a state or political subdivision thereof.

A residential unit will not satisfy the income tests if all the occupants are students (as defined above) and are not entitled to file a joint tax return unless each of those students is (1) a single parent and children; (2) a student receiving assistance under title IV of the Social Security Act (Temporary Assistance for Needy Families); (3) a student enrolled in a job training program

# UNOFFICIAL COPY

receiving assistance under the Job Training Partnership Act or under other similar Federal, State, or local laws; (4) a student who was previously under the care and placement responsibility of a foster care program (under part B or E of title IV of the Social Security Act) or (5) a student who is married and files a joint return. The single parents may not be dependents of another individual and the children may not be dependents of another individual other than of their parents.

(b) If the answer to 8(a) is yes, are each of the students (1) a single parent and children; (2) a student receiving assistance under title IV of the Social Security Act (Temporary Assistance for Needy Families); (3) a student enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other similar Federal, State, or local laws; (4) a student who was previously under the care and placement responsibility of a foster care program (under part B or E of title IV of the Social Security Act) or (5) a student who is married and files a joint return? \_\_\_\_\_ Yes \_\_\_\_\_ No.

(c) If the answer to 8(b) is yes, and if any of the students is a single parent with children, is such single parent not a dependent of another individual and are the children not dependents of another individual other than parent? \_\_\_\_\_ Yes \_\_\_\_\_ No

9. Relationship to Project Owner. Neither myself nor any other occupant of the unit I/we propose to rent is the owner of the rental housing project in which the unit is located (hereinafter the "Owner"), has any family relationship to the Owner, or owns directly or indirectly any interest in the Owner. For purposes of this paragraph, indirect ownership by an individual shall mean ownership by a family member; ownership by a corporation, partnership, estate or trust in proportion to the ownership or beneficial interest in such corporation, partnership, estate or trust held by the individual or a family member; and ownership, direct or indirect, by a partner of the individual.

10. Reliance. This certificate is made with the knowledge that it will be relied upon by the Owner to determine maximum income for eligibility to occupy the unit and is relevant to the status under federal income tax law of the interest on bonds issued to provide financing for the apartment development for which application is being made. I/We consent to the disclosure of such information to the Authority of such bonds, the holders of such bonds, any Fiscal Agent acting on their behalf and any authorized agent of the Treasury Department or the Internal Revenue Service. I/We declare that all information set forth herein is true, correct and complete and based upon information I/we deem reliable, and that the statement of total anticipated income contained in paragraph 6 is reasonable and based upon such investigation as the undersigned deemed necessary.

11. Further Assistance. I/We will assist the Owner in obtaining any information or documents required to verify the statements made herein, including, but not limited to, either an income verification from my/our present employer(s) or copies of federal tax returns for the immediately preceding two calendar years.

12. Misrepresentation. I/We acknowledge that I/we have been advised that the making of any misrepresentation or misstatement in this declaration will constitute a material breach of my/our agreement with the Owner to lease the unit, and may entitle the Owner to

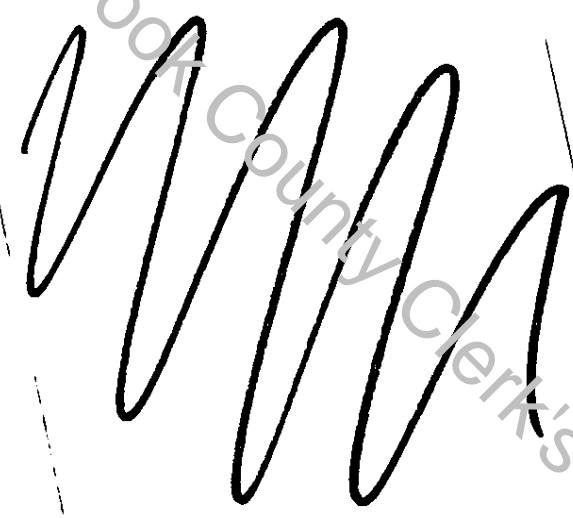


# UNOFFICIAL COPY

prevent or terminate my/our occupancy of the unit by institution of an action for ejection or other appropriate proceedings.

[Signatures Appear on Following Page]

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

I/We declare under penalty of perjury that the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ in \_\_\_\_\_, Illinois.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

[Signature of all persons over the age of 17 years listed in number 2 above required.]

SUBSCRIBED AND SWORN to before me this \_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
(NOTARY SEAL)

Notary Public in and for the State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**FOR COMPLETION BY APARTMENT OWNER ONLY:**

1. Calculation of eligible income:

a. Enter amount entered for entire household in 6 above: \$ \_\_\_\_\_

b. (1) if the amount entered in 7(C)(i) above is greater than \$5,000, enter the total amount entered in 7(C)(ii), subtract from that figure the amount entered in 7(C)(iii) and enter the remaining balance (\$ \_\_\_\_\_);

(2) multiply the amount entered in 7(C)(i) times the current passbook savings rate as determined by HUD to determine what the total annual earnings on the amount in 7(C)(i) would be if invested in passbook savings (\$ \_\_\_\_\_), subtract from that figure the amount entered in 7(C)(iii) and enter the remaining balance (\$ \_\_\_\_\_); and

(3) enter at right the greater of the amount calculated under (1) or (2) above: \$ \_\_\_\_\_

# UNOFFICIAL COPY

c. TOTAL ELIGIBLE INCOME (Line 1.a plus line 1.b(3)): \$ \_\_\_\_\_

2. The amount entered in 1.c is:

\_\_\_\_\_ Less than 50% of Median Gross Income for Area.<sup>2</sup>

\_\_\_\_\_ More than 50% of Median Gross Income for the Area.<sup>3</sup>

3. Number of apartment unit assigned: \_\_\_\_\_

Bedroom Size: \_\_\_\_\_ Rent: \$ \_\_\_\_\_

4. The last tenants of this apartment unit for a period of at least 30 consecutive days [had/did not have] aggregate anticipated annual income, as certified in the above manner upon their initial occupancy of the apartment unit, of less than 50% of Median Gross Income for the Area.

5. Method used to verify applicant(s) income:

\_\_\_\_\_ Employer income verification.

\_\_\_\_\_ Copies of tax returns.

\_\_\_\_\_ Other ( \_\_\_\_\_ )

<sup>2</sup> "Median Gross Income for the Area" means the median income for the area where the Project is located as determined by the Secretary of Housing and Urban Development under Section 8 of the United States Housing Act of 1937, as amended, or if programs under Section 8 are terminated, median income determined under the method used by the Secretary prior to the termination. "Median Gross Income for the Area" shall be adjusted for family size. "Median Gross Income for the Area" shall not be reduced for any calendar year to which Section 3009 of the Housing and Economic Recovery Act of 2010 applies.

<sup>3</sup> See Footnote 2.

# UNOFFICIAL COPY

**RICHARD FLOWERS COMMUNITY HOUSING, LLC**, an Illinois limited liability company

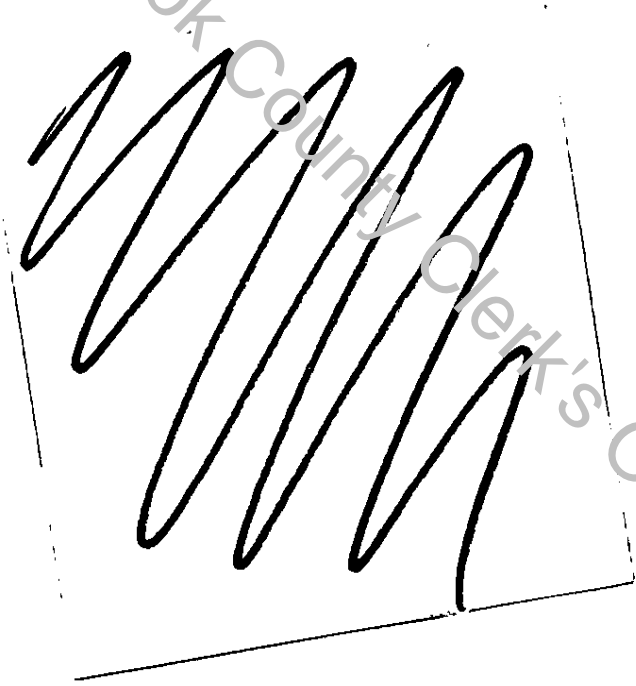
By: Richard Flowers Community Housing Group, LLC, an Illinois limited liability company, its managing member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink, consisting of several overlapping, elongated loops, is written across the center of the page. The signature is contained within a faint rectangular border.

# UNOFFICIAL COPY

## INCOME VERIFICATION (for employed persons)

The undersigned employee has applied for a rental unit located in a project financed by the Illinois Housing Development Authority. Every income statement of a prospective tenant must be stringently verified. Please indicate below the employee's current annual income from wages, overtime, bonuses, commissions or any other form of compensation received on a regular basis.

Annual wages	_____
Overtime	_____
Bonuses	_____
Commissions	_____
Total current income	_____

I hereby certify that the statements above are true and complete to the best of my knowledge.

_____	_____	_____
Signature	Date	Title

I hereby grant you permission to disclose my income to RICHARD FLOWERS COMMUNITY HOUSING, LLC, an Illinois limited liability company, in order that it may determine my income eligibility for rental of an apartment located in its project which has been financed by the Illinois Housing Development Authority.

_____	_____
Signature	Date

Please send to:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# UNOFFICIAL COPY

## INCOME VERIFICATION (for self-employed persons)

I hereby attach copies of my individual federal and state income tax returns for the immediately preceding two calendar years and certify that the information shown in such income tax returns is true and complete to the best of my knowledge.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Property of Cook County Clerk's Office



A large, stylized handwritten signature in black ink is written over the signature line. The signature consists of several large, sweeping loops and a final upward stroke. A faint, diagonal watermark reading "Property of Cook County Clerk's Office" is visible across the signature area.

# UNOFFICIAL COPY

## EXHIBIT C: CERTIFICATE OF CONTINUING PROGRAM COMPLIANCE

The undersigned, Authorized Borrower Representative of RICHARD FLOWERS COMMUNITY HOUSING, LLC, an Illinois limited liability company (the "Owner"), hereby certifies as follows:

1. The undersigned has read and is thoroughly familiar with the provisions of the Tax Regulatory Agreement, dated as of March 12, 2018, among the Owner, the Illinois Housing Development Authority and ZB, National Association dba Zions Bank, as Fiscal Agent (the "Tax Regulatory Agreement").

2. Based on Income Computations and Certifications on file with the Owner, as of the date of this Certificate the following number of completed residential units in the Project (i) are occupied by Qualifying Tenants (as such term is defined in the Tax Regulatory Agreement), or (ii) were previously occupied by Qualifying Tenants and have been vacant and not reoccupied except for a temporary period of no more than 31 days:

Occupied by Qualifying Tenants:<sup>4</sup> \_\_\_\_\_ No. of Units

Previously occupied by Qualifying Tenants (vacant and not reoccupied except for a temporary period of no more than 31 days) \_\_\_\_\_ No. of Units

3. The total number of completed residential units in the Project is \_\_\_\_\_

4. No default has occurred and is continuing under the Tax Regulatory Agreement.

Dated: \_\_\_\_\_

**RICHARD FLOWERS COMMUNITY HOUSING, LLC**, an Illinois limited liability company

By: Richard Flowers Community Housing Group, LLC, an Illinois limited liability company, its managing member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

<sup>4</sup> A unit all of the occupants of which are full-time students does not qualify as a unit occupied by Qualifying Tenants, unless one or more of the occupants was entitled to file a joint tax return.

# UNOFFICIAL COPY

## EXHIBIT D: RENT-UP SCHEDULE

<u>Units Occupied by Qualifying Tenants</u>	<u>Units Available for Tenants Other than Qualifying Tenants</u>	<u>Total Completed Units</u>
1	0	1
1	1	2
2	1	3
2	2	4
2	3	5
2	3	6
3	4	7
4	4	8
4	5	9
4	6	10
5	6	11
5	7	12
6	7	13
6	8	14
6	9	15
7	9	16
7	10	17
8	10	18
8	11	19
8	12	20
9	12	21
9	13	22
10	13	23
10	14	24
10	15	25
11	15	26
11	16	27
12	16	28
12	17	29
12	18	30
13	18	31
13	19	32
14	19	33
14	20	34
14	21	35
15	21	36
15	22	37
16	22	38
16	23	39



## UNOFFICIAL COPY

16	24	40
17	24	41
17	25	42
18	25	43
18	26	44
18	27	45
19	27	46
19	28	47
20	28	48
20	29	49
20	30	50
21	30	51
21	31	52
22	31	53
22	32	54
22	33	55
23	33	56
23	34	57
24	34	58
24	35	59
24	36	60
25	36	61
25	37	62
26	37	63
26	38	64
26	39	65
27	39	66
27	40	67
28	40	68
28	41	69
28	42	70
29	42	71
29	43	72
30	43	73
30	44	74
30	45	75
31	45	76
31	46	77
32	46	78
32	47	79
32	48	80
33	48	81
33	49	82
34	49	83
34	50	84

# UNOFFICIAL COPY

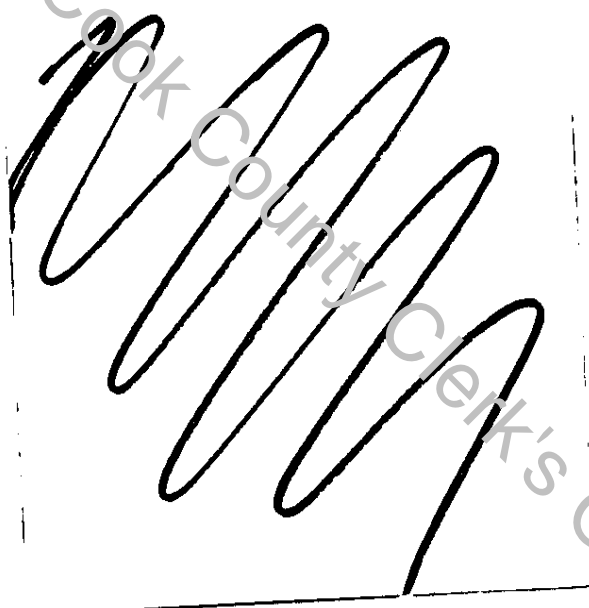
34	51	85
35	51	86
35	52	87
36	52	88
36	53	89
36	54	90
37	54	91
37	55	92
38	55	93
38	56	94
38	57	95
39	57	96
39	58	97
40	58	98
40	59	99
40	60	100

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT E: FORM 8703

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink is written over the diagonal watermark. The signature consists of several large, overlapping loops and a long, sweeping tail that extends towards the bottom right corner of the signature area.

# UNOFFICIAL COPY

**Form 8703**  
 (Rev. September 2013)  
 Department of the Treasury  
 Internal Revenue Service

## Annual Certification of a Residential Rental Project

(Complete a separate Form 8703 for each project.)  
 For calendar year \_\_\_\_\_

OMB No. 1545-1038

▶ Information about Form 8703 and its instructions is at [www.irs.gov/form8703](http://www.irs.gov/form8703).

**Part I General Information**

Check if Amended Return

Operator of project	Taxpayer identification number of operator
Street address, city or town, state or province, country, ZIP or foreign postal code	
Owner of project	Taxpayer identification number of owner
Street address, city or town, state or province, country, ZIP or foreign postal code	
Address of building project (Do not use P.O. box.)	Report number (For IRS Use Only) <input type="text"/> <input type="text"/> <input type="text"/>

- 1 Check the box for the test elected for the project:
- a  20-50 test                      b  40-60 test                      c  25-60 test (NYC only)
- d  20-60 test  
 (GO Zone, Midwestern disaster areas,  
 and Hurricane Ike disaster areas only)                      e  40-70 test  
 (GO Zone, Midwestern disaster areas,  
 and Hurricane Ike disaster areas only)
- 2 Date (MM/DD/YYYY) the qualified project period began . . . . . ▶ / /
- 3a Was a low-income housing credit allocation issued by a housing credit agency for this project? . . . . . ▶  Yes   ▶  No
- b If "Yes," enter the building identification number (BIN) assigned to the building by the housing credit agency (see instructions) . . . . . ▶ \_\_\_\_\_
- 4 Check "Yes" if during the year reported on this form, there were no residential units in the project that were occupied by a new resident whose income exceeds the applicable income limit. If otherwise, check "No." ▶  Yes   ▶  No
- If "Yes," complete lines 5, 11, 12, and 13 in Part II, and skip lines 6 through 10.

**Part II Annual Determinations**

5 Total number of residential rental units in project . . . . .	5	
6 Number of units actually occupied by individuals whose income does not exceed the applicable income limit (see instructions) . . . . .	6	
7 Number of units occupied by continuing residents whose income is treated as not exceeding the applicable income limit (see instructions) . . . . .	7	
8 Total number of low-income units in project (add lines 6 and 7) . . . . .	8	
9 Divide line 8 by line 5 and enter the percentage (If the line 9 percentage is less than the percentage for the test elected in Part I, item 1 (i.e., 20%, 40%, or 25%), see instructions.) . . . . .	9	%
10 Deep-rent skewed project election (see instructions):		
a Number of 40%-and-under low-income units . . . . .	10a	
b Divide line 10a by line 8 and enter the percentage . . . . .	10b	%
11 Number of low-income units vacated during the calendar year . . . . .	11	
12 Number of low-income units vacated during the calendar year and occupied by new residents who were low-income residents at the time of occupancy . . . . .	12	
13 Number of low-income units that were vacated but were held available for low-income residents as of the end of the calendar year . . . . .	13	

# UNOFFICIAL COPY

**Part III Issuer and Description of Bonds** (see instructions)

14 Name of issuer \_\_\_\_\_

15 Issuer's EIN \_\_\_\_\_

16 Name of bond issue \_\_\_\_\_

17 Date of bond issue     /     / \_\_\_\_\_

18 CUSIP number \_\_\_\_\_

19 Issue price \_\_\_\_\_

20 Final maturity date     /     / \_\_\_\_\_

**Part IV Certification** (see instructions)

**Sign Here**     Under penalties of perjury, I certify that the above project (check one) continues to meet  does not meet  the requirements of subsection 142(c) of the Internal Revenue Code and that I have examined this form, and to the best of my knowledge and belief, the information is true, correct, and complete.

Signature of Project Operator \_\_\_\_\_ Date \_\_\_\_\_ Type or print name and title \_\_\_\_\_

<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ▶	Firm's EIN ▶			
	Firm's address ▶	Phone no.			