

EXHIBIT G

**South Carolina State Housing Finance and Development Authority
2010 Tier Two Architect and/or Professional Engineer Certification**

Development Name: _____ Total # of Bldgs. in the project: _____

Low Income Units

Unit Type:	# of Units:	# of Baths:	Heated Area:	Total Heated Area:
Efficiency	_____	_____	_____ s.f.	_____ s.f.
1 Bedroom	_____	_____	_____ s.f.	_____ s.f.
2 Bedroom	_____	_____	_____ s.f.	_____ s.f.
3 Bedroom	_____	_____	_____ s.f.	_____ s.f.
4 Bedroom	_____	_____	_____ s.f.	_____ s.f.
Living Units Total:	_____		Sub-Total Residential Heated Sq. Ft.:	_____ s.f. (A)

Type:	# of Type:	Area:	Total Area:
Covered Porches	_____	_____ s.f.	_____ s.f.
Breezeways	_____	_____ s.f.	_____ s.f.
Outside Storage	_____	_____ s.f.	_____ s.f.
Other: _____	_____	_____ s.f.	_____ s.f.
TOTAL NON-HEATED AREA:			_____ s.f.

Market Rate Units

Unit Type:	# of Units:	# of Baths:	Heated Area:	Total Heated Area:
Efficiency	_____	_____	_____ s.f.	_____ s.f.
1 Bedroom	_____	_____	_____ s.f.	_____ s.f.
2 Bedroom	_____	_____	_____ s.f.	_____ s.f.
3 Bedroom	_____	_____	_____ s.f.	_____ s.f.
4 Bedroom	_____	_____	_____ s.f.	_____ s.f.
Living Units Total:	_____		Sub-Total Residential Heated Sq. Ft.:	_____ s.f. (B)

Type:	# of Type:	Area:	Total Area:
Covered Porches	_____	_____ s.f.	_____ s.f.
Breezeways	_____	_____ s.f.	_____ s.f.
Outside Storage	_____	_____ s.f.	_____ s.f.
Other: _____	_____	_____ s.f.	_____ s.f.
TOTAL NON-HEATED AREA:			_____ s.f.

COMMON AREAS

Office Area:	_____	_____ s.f.	_____ s.f.
Laundry:	_____	_____ s.f.	_____ s.f.
Exercise Room:	_____	_____ s.f.	_____ s.f.
Computer Room:	_____	_____ s.f.	_____ s.f.
Community Building:	_____	_____ s.f.	_____ s.f.
Other: _____	_____	_____ s.f.	_____ s.f.
Sub-Total Non-Residential Heated Sq. Ft.:			_____ s.f. (C)

TOTAL HEATED AREA (A+B+C): _____ s.f.

MANDATORY DESIGN CRITERIA

The development **will be** designed and constructed incorporating the following **Mandatory Design Criteria** included at no extra cost to the tenants.

For All Development Types:

1. Window coverings for each window, including glass doors, must be installed. Metal blinds are not permitted.
2. All kitchen and bathroom interior cabinets must be solid wood or wood/plastic veneer products with dual slide tracks on drawers. New cabinets must have solid wood dual sidetrack drawers and no laminate or particleboard fronts for doors or drawer fronts. Cabinets shall meet the ANSI/KCMA A1 61.1 performance and construction standard for kitchen and vanity cabinets. Cabinets shall bear the certification seal of KCMA (Kitchen Cabinet Manufacturers Association).
3. All entry doors must be metal-clad wood, steel or fiberglass doors that are insulated, paneled, and have a peephole. Deadbolt locks are required in entry doors. Dead bolt locks on entry doors should have "thumb latch" on interior side. Double keyed dead bolt locks are prohibited. The minimum clear width of all exterior doors shall be 34 inches.
4. Bi-fold and sliding interior doors are prohibited. All doors must be side hinged.
5. A landscaping plan must be submitted indicating areas to be sodded and landscaped. Landscaping plan(s) must follow any applicable landscape municipal ordinance. At a minimum, sod shall be installed on the front and side areas to a point twenty (20'-0") feet from the building(s). Landscaping may incorporate sod and drought resistant plants and shrubs. All disturbed areas not sodded must be seeded.
6. A recreation area suitable for proposed tenant targeting:
 - a. For family developments – (i) Playground for children located away from automobile traffic patterns with commercial quality play equipment accessible to handicapped traffic and at least one permanently anchored, weather resistant bench, with a back, or (ii) an exercise room with a minimum of three nautilus-type work-out machines (this room's square footage may be included in the minimum 1,200 sq. ft. community building);
 - b. For older persons developments – (i) An exercise room with a minimum of three (3) nautilus type work-out machines (this room's square footage may be included in the minimum 1,200 sq. ft. community building), or (ii) a minimum of one gazebo, with seating, equipped with an Energy Star ceiling fan with light fixture.
7. A new development sign at the entrance(s) to the complex affixed with a Fair Housing logo.
8. Exterior Energy Star rated lighting at all entry doors including individual apartment units, community buildings, common areas within the building(s), and parking areas.
9. Enclosed trash dumpsters and/or compactors. The dumpster must be enclosed by solid fencing on at least three sides. The pad and approach pad to the dumpster must be concrete and not asphalt. The trash dumpster/compactor must be ADA accessible and located on an ADA accessible route.
10. Roofing materials shall be anti-fungal shingles with a minimum 25-year warranty.
11. The following Energy Star appliances must be provided in each unit: (a) Stove with exhaust fan; (b) Full sized refrigerator-freezer, with ice maker, having a minimum size of fourteen (14) cubic feet.
12. At least fourteen (14) SEER HVAC units must be installed. If the Physical Needs Assessment, completed for a rehabilitation development, does not recommend replacement of existing HVAC units in the development, this mandatory criterion is waived. However, any replacement HVAC units installed in the development must be at least fourteen (14) SEER. All refrigeration lines must be insulated. All developments must have central heat and air. Window units are not allowed for any development type.
13. A laundry facility containing: (a) at least one (1) commercial washer and one (1) commercial dryer per twenty-four (24) units; and (b) adequate seating and at least one (1) table for folding clothes. For developments containing more than one hundred (100) rental units that also provide washer and dryer hookups in all units, a minimum of one (1) commercial washer and one (1) commercial dryer per thirty-two (32) units is required. Single family detached unit, townhouse, or duplex developments must provide a washer and dryer hookup in every unit. Developments providing washers and dryers in all rental units are not required to provide a laundry facility.
14. Each unit must be equipped with a 5 lb. ABC rated dry chemical fire extinguisher readily accessible in the kitchen and mounted to accommodate handicapped accessible height in accessible units.
15. Wall switch controlled Energy Star rated overhead lighting is required in all rooms.
16. Sites located in a Radon Zone-1 (highest level) will require Radon Resistant New Construction Practices. Rehabilitation projects must meet the Radon Mitigation Standards as required by the Environmental Protection Agency.
17. All new construction developments must submit a complete site specific soils report, not more than one year old at the time of submission of final plans and specifications, bound within the project specifications. Rehabilitation projects adding any new building foundations must submit a foundation specific soils report.

The soils report must reflect the results of laboratory tests conducted on a minimum of one (1) soil boring per planned building location and a minimum total of two (2) soil borings at the planned paved areas of the development. A registered professional engineer or a certified testing agency with a current license to practice in the State of South Carolina must prepare the report.

18. Metal flashing or 20 mil polyethylene when used in conjunction with a self-adhering polyethylene laminate flashing, must be installed above all exterior door and window units.
19. Mailboxes, playground and all exterior project amenities must be ADA accessible.
20. Exterior wall insulation must have an overall R-11 minimum for the entire wall assembly and roof or attic insulation must have an R-30 rating minimum.
21. Tub/shower units must have minimum dimensions of 30-inch width by 60-inch length and be equipped with anti-scald valves. All tubs in designated handicap accessible units must come complete with "factory-installed grab bars".
22. Mirror length must extend to top of vanity backsplash with top of mirror a minimum of 6'-0" above finish floor. Framed decorative mirrors or medicine cabinets with mirrors are allowed with a minimum size of 14" x 24" and must be hung with the top of mirror a minimum of 6'-0" above finish floor. Vanity cabinets or a medicine cabinet shall be provided in all units. All cabinets in designated handicap accessible units must be installed at ADA mounting heights.
23. Water heaters must be placed in drain pans with drain piping plumbed to the outside. Pipe all T&P relief valve discharges direct to exterior of building and elbow down to spill at 6" above finish grade.
24. Exterior shutters (new not recycled) are required on all 100% vinyl siding buildings. Only existing rehabilitation developments may have 100% vinyl building exteriors.
25. Roof gable vents must be made of aluminum or vinyl materials.
26. All attics must be vented.
27. Carpet and Resilient flooring materials must meet minimum FHA standards.
28. A minimum of two hard-wired battery back-up smoke detectors are required per unit.
29. Pre-finished fascia and soffits must be vinyl covered aluminum and/or perforated cementitious panels with vents.

For All New Construction Developments:

1. All units must be equipped with an Energy Star rated dishwasher and an Energy Star rated hot water heater with an energy factor greater than 0.61.
2. All units must have Energy Star rated windows.
3. All units must have an Energy Star rated HVAC system.
4. Energy Star rated lighting must be in all common area corridors, stairwells, and the community room.
5. Washer/dryer hookups in all units.
6. A minimum 1200 square foot community building. Entire facility must be ADA compliant. The square footage counted towards this total may include a leasing office, an equipped exercise room, and an equipped computer center. Laundry rooms and storage/maintenance rooms will not be counted as part of the 1200 square foot minimum. For developments proposing the second phase of a previously completed contiguous tax credit development, the requirement for an additional 1200 square foot community building is waived. However, it is required that laundry facilities be provided to the new phase and must be constructed on the site of the proposed phase. The mandatory laundry facility requirements under Section V. Mandatory Design Criteria, item 14 must be met.
7. All units pre-wired for cable television hook-ups in the living room and one (1) per bedroom.
8. Units with three (3) or more bedrooms must have a minimum of two (2) full bathrooms.
9. The minimum bedroom size for the primary bedroom in each unit must be at least 10'x12'. All other bedrooms must be a minimum 10'x11'. The minimum bedroom square footage excludes the closet space.
10. All older persons (55+ years) and elderly developments will be one-story structures, or if greater than one story, all stories will be accessible by elevators.
11. All sidewalks and walkways shall be a minimum of 36" in width and made of concrete and shall provide access to all parking spaces, front entryway doors, common amenities and driveways and shall be ADA compliant.
12. Sliding glass doors are prohibited.
13. Water closets must be centered, at a minimum, 18 inches from sidewalls or vanity/lavatories. Public use stairway components, such as stringers, treads, and risers must be constructed from steel or concrete. Handrails and pickets must be constructed from steel or aluminum.
14. Patio and porch/balcony components used as part of the building shall have concrete slabs or decks and must be constructed so that no wood is exposed. Concealment shall be with materials such as aluminum or vinyl siding or cementitious materials. Structural wood columns shall be at a minimum 6" x 6" pressure treated columns concealed as noted above with properly sized fiberglass, high density urethane or aluminum columns. Decorative rails and/or guard rail systems used at porches and patios shall be code compliant systems of

vinyl, fiberglass or metal. Wood railings are not allowed.

15. Wall Framing: Sound proofing or sound batt insulation is required between the stud framing in party walls. A sound rating of STC 54 is required.

For All Single Family Townhouse, and Duplex Developments:

1. All detached single family homes must contain a minimum of three (3) and two (2) full bathrooms.
2. All townhouses must contain a minimum of two (2) bedrooms and one and one-half bathrooms. At a minimum, a half bathroom must be located on the first floor.
3. All duplexes must contain a minimum of two (2) bedrooms and one and one-half bathrooms.
4. Developments must have concrete driveways, curbing at street and front entry walkways.
5. Developments must have a washer and dryer hookup in each unit.

For All Rehabilitation Developments:

Any of the following mandatory items (not to include repainting of the entire unit) replaced on or after January 1, 2006 are not required to be replaced as part of the rehabilitation.

1. Replace and install new flooring in each unit. At a minimum, tile must be VCT or better.
2. Entire unit (all rooms and ceilings) must be repainted.
3. New bathroom fixtures must be installed to include the following:
 - a) New tub and new shower, re-glazing not allowed. Three piece surround insert is acceptable. All caulking must be replaced.
 - b) Replace sink, vanity and plumbing fixtures with new. Vanity to include, at a minimum, a pull out drawer and/or storage area.
 - c) New toilet.
 - d) Install new re-circulating exhaust fan.
 - e) Install new water supply valves.
4. New kitchen fixtures must be installed to include the following:
 - a) Dual track sliding drawers.
 - b) New double sink and plumbing fixtures.
 - c) New stove with re-circulating exhaust fan.
 - d) New Energy Star rated refrigerator, with ice maker that is a minimum of 14 cubic feet.
 - e) Install new water supply valves.
5. All entry doors must be steel or fiberglass doors that are insulated, paneled, and have a peephole.
6. New Energy Star hot water heaters with an energy factor greater than 0.61.
7. Replace all windows with insulated, double pane glass in either vinyl or aluminum framing.
8. All units wired for high speed (broadband) Internet hook-up with at least one (1) centrally located connection port or wireless computer network. All wires to be hidden.
9. Units with existing washer/dryer connections must replace and install new water supply fixtures and valves.
10. All older persons (55+ years) and elderly acquisition/rehabilitation developments may have more than one-story, provided that existing elevators, receiving regular maintenance, are in good working condition as of the Tier Two Application submittal date and service all upper level rental units. Those developments without existing elevators will be required to install elevators.

For All Adaptive Reuse Developments:

The definition of "adaptive reuse" is the conversion of an existing non-residential building(s) into a residential building(s). The architect must certify on **Exhibit G** that the development will meet the following requirements:

1. A minimum of fifty percent (50%) of the square footage of each existing building(s) must be converted to residential use; and
2. If additional buildings/units are constructed to provide additional space, the total square footage of the previously existing building(s) must constitute a minimum of fifty percent (50%) of the total square footage of the entire development.

INITIAL AND MARK the appropriate box(es) below, thereby indicating that the development will be designed and constructed incorporating the design criteria selected:

Optional Development Design Criteria:

- ___ 1. Roof shingles must be architectural style and warranted for a minimum of thirty (30) years.
- ___ 2. Attic insulation rated at R-38 or higher
- ___ 3. Energy Star rated HVAC systems (15 SEER or greater) in all units.
- ___ 4. All units must have a balcony, sunroom, or patio. A sunroom must contain a minimum of three (3) window panels and have distinct architectural separation from the living room. Patios must be at least 64 sq. ft. Front porches are not considered patios.
- ___ 5. Curbing for paved areas throughout the development site including the parking areas.
- ___ 6. Gazebos or covered picnic shelters in appropriate locations.
- ___ 7. Gutter systems surrounding all residential buildings.
- ___ 8. Irrigation/sprinkler system serving all landscaped areas.
- ___ 9. Underground utilities (gas/electric, cable and phone) throughout the development site.
- ___ 10. Provide in the community room a minimum of two (2) current updated computer systems, manufactured within the last 12 months, to include new computers, new printers, and a new scanner. The computers must be equipped with high speed Internet service (e.g. broadband or cable).
- ___ 11. Each unit must have an Energy Star ceiling fan with light fixture in the living room and an Energy Star overhead light fixture in each bedroom. All ceiling fans and overhead lights must connect to wall switches.
- ___ 12. Full size Energy Star refrigerator, with ice maker, having a minimum size of eighteen (18) cubic feet.
- ___ 13. All units must be pre-wired for high speed (broadband) Internet hook-up with at least one (1) centrally located connection port and connection ports in all bedrooms or wireless computer network.
- ___ 14. Over the range mounted microwave oven, with re-circulating fan, in all units.
- ___ 15. All units must have a Range Queen or comparable extinguishing system over the stove.
- ___ 16. All units must have element temperature control plates on each stove burner (e.g. Safe-T-Element, etc.)
- ___ 17. A minimum square footage per unit based on the number of bedrooms per unit specified as follows. To qualify, all of the units must meet the minimum square footage per unit. The Authority considers the square footage of an individual unit to be the usable living space measured from the interior wall to interior wall.

Bedrooms per unit	Minimum Sq. Ft. per Unit
One	700
Two	850
Three	1000
Four	1150

- ___ 18. Providing bathrooms per unit based on the number of bedrooms according to the following. To qualify, all the units must provide the minimum number of bathrooms as specified.

Bedrooms per unit	Bathrooms per unit
One	One
Two	Two
Three	Two
Four	Two and one-half

- ___ 19. A minimum six (6) camera video security system with four (4) cameras monitoring the exterior site and two (2) monitoring the manager's office and community center.
- ___ 20. One (1) rental unit reserved for a security officer.
- ___ 21. Walking trails, minimum 4 feet wide, paved and continuous. Trail should be a minimum 2500 linear feet. At a minimum one (1) permanently anchored weather resistant bench with back at the mid-point of the trail.

The following Optional Development Design Criteria are for rehabilitation developments only:

- ___ 22. Replace any one (1) of these major components: ___ HVAC, ___ Plumbing, or ___ Electrical.
- ___ 23. Install Energy Star rated dishwashers in all units.

- 24. Install overhead Energy Star light fixture connected to a wall switch in the living room and all bedrooms.
- 25. Provide one and one-half (1.5) bathrooms in all units with two (2) or more bedrooms.
- 26. Minimum bedroom size for all bedrooms in each unit is 10' x 10'. The minimum bedroom square footage excludes the closet space.
- 27. Provide a minimum 1200 square foot community building excluding laundry and storage/maintenance areas.
- 28. Washer/dryer hookups in all units.
- 29. Energy Star rated windows in all units.
- 30. Energy Star rated HVAC systems (15 SEER or greater) in all units.
- 31. Energy Star rated lighting in all common area corridors, stairwells and the community room.
- 32. In all units, existing appliances replaced with full size Energy Star refrigerator, with ice maker, having a minimum size of eighteen (18) cubic feet; and an Energy Star rated dishwasher; and an Energy Star rated hot water heater with an energy factor greater than 0.61.

Development Criteria:

- Development size (**choose only one**):
 - Developments at or below 72 total units.
 - Developments above 72 but at or below 96 total units.

- Durable construction, with respect to each building, one of the following applies (**choose only one**):
 - Brick/stone veneer (100%); **OR** Brick/stone veneer (50%) and remaining exterior fiber cement.
 - Brick/stone veneer (50%) and remaining exterior vinyl siding with a thickness of at least .044 mils; **OR** full fiber cement.

For Adaptive Reuse Developments Only:

- A minimum of fifty percent (50%) of the square footage of each existing building(s) will be converted to residential use; and
 - If additional buildings/units are constructed to provide additional space, the total square footage of the previously existing building(s) constitutes a minimum of fifty percent (50%) of the total square footage of the entire development.

For proposed Older Persons Developments:

- Yes No Development contains all one-story units.
- Yes No Development currently has or will have elevator service to all units.

Architect and/or Professional Engineer Certification:

The undersigned certifies to the South Carolina State Housing Finance and Development Authority (SCSHFDA) that (1) the above information is true and correct; (2) the development **will be** constructed in accordance with the mandatory and optional design criteria as stated in the body of this certification; and (3) the architect and/or professional engineer has reviewed the plans and specifications of the development to ensure that such plans and specifications comply with and the development has been constructed to comply with the accessibility and other requirements of Section 504 of the Rehabilitation Act, the Fair Housing Amendments to the Civil Rights Act of 1968, the American With Disabilities Act, and any other applicable State or Federal legislation. **The undersigned acknowledges that the foregoing certifications will be relied upon by the SCSHFDA and that any misrepresentation, whenever discovered, will result in a) the undersigned and the Developer both being debarred from participation in any Authority administered programs for a minimum of one (1) year and b) the filing of a complaint against the architect/professional engineer with the S.C. Department of Labor, Licensing and Regulation.**

Firm: _____
 By: _____
 Its: _____

Date: _____
 License #: _____