

2013 Application Tabs Checklist for: Harbor Square, Hinesville, Liberty County

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name	Applicable Scoring Section	Incl ?
Completed Tabs Checklist					
00	Project Overview	00	Core Application including Project Narrative		Yes
		01	Application Letter Certification		Yes
		02	Copy of Tax Exempt Bond Inducement Resolution, if applicable		Yes
		03	Public Benefits Affidavit		Yes
		04	Public Benefits Affidavit secure and verifiable documentation		Yes
		05	Documentation from USDA confirming project is located in a rural area, if applicable		No
		06	Waiting List Document for the Tie-Breaker		No
Appendix I: Threshold					
01	I. Feasibility	01	Applicable PHA rent and Utility Allowance limits		No
		02	PBRA agreement, including most recent rent and utility allowance adjustment, if applicable; also including Administrative Plan or evidence of HUD review and approval of proposed target population preference, or HUD designation as High Priority, if applicable	II. B. Deep Target Support Hsg XVI B. Preservation XVIII A.3.b) Preservation XVIII B.1. a), b)	Yes
		03	01 Copy of Draft Developer Agreement		Yes
			02 Draft note for Deferred Developer Fee, if applicable		No
		04	01 Preliminary Commitments for all financing and equity	XIV A Leveraging XVIII 3.a) c) Preservation XVIII 3.d) Preservation	Yes
			02 HUD confirmation from HUD that application is under serious consideration, if applicable		No
			03 USDA Notice to Proceed, if applicable		No
			04 AHP confirmation that FHLB is reviewing application, if applicable		No
			05 Final confirmation for HUD, USDA and AHP due 7/12/13; or Alternate financing due 7/26/13		No
		05	01 Assumption of Existing Debt, if applicable		No
			02 Copy of original Promissory Note		No
			03 Copy of original Loan Agreement		No
			04 Copy of original Mortgage, Deed to Secure Debt, or Trust		No
		06	Documentation, explanation and / or calculation for real estate tax expense and insurance expense projection		Yes
		07	Three years' audited operating statements, if applicable		Yes
02	II. Cost Limits	01	Commitment from foundation or nonprofit for amount in excess of Cost Limit included in 01-04-01 above (Threshold 1.9 a), if applicable	XIV A Leveraging	No
		02	Copy of DCA waiver of cost limit, if applicable		No
03	III. Tenancy	01	Copy of instructions and corresponding compliance with regard to Other tenancy, if applicable		No
04	IV. Services	01	Copy of Other Services approval by DCA, if applicable		No
		02	Final Binding Contract for Proposed Services must be provided prior to issuance of forms 8609, if applicable		No
05	V. Market	01	Market Study	IX. A.-E. Market	Yes
06	VI. Appraisal	01	Appraisal, applicable if there is an Identity of Interest between Buyer and Seller		Yes
07	VII. Environmental	01	For HOME/HUD funded projects, including by not limited to PBRA: Site and Neighborhood Standards form		Yes
		02	Environmental Phase I including DCA required non-scope items a) through l)		Yes
		03	Environmental Phase II, if applicable		No
		04	Other (Specify) Sound Study		Yes

(For hard copy, move tab to separate binder, please)

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08	VIII. Site Control	01	Documentation of Site Control evidencing legal control by proposed GP or LP through at least 11/30/13 or 4% bond closing date as applicable	XIV B. Leveraging	Yes
		02	Ground lease minimum term of 45 years		No
		03	HOME Contract Addendum (if applicable) / or right to withdraw		No
09	IX. Site Access	01	Legally accessible Access to Site must include appropriate drawings, survey or other documentation, as applicable		Yes
10	X. Zoning	01	Site zoning confirmed by authorized Local Government official		Yes
		02	Architectural Site Conceptual Development Plan in graphic or narrative form demonstrating zoning compliance		Yes
11	XI. Utilities	01	Letter, signed and on letterhead, from appropriate utility company confirming the availability and capacity of operating utilities		Yes
12	XII. Water/sewer	01	Letter, signed and on letterhead, from public water and sewer authority confirming the availability and capacity of water/sewer		Yes
		02	Evidence of easements and commitments from utility procedures necessary to extend utilities to property, if applicable		No
		03	Verification of annexation and improvements, if applicable		No
13	XIII. Local Gov't	01	Evidence of public meeting and presentations to local government and residents of community		Yes
		02	Resolutions or letters of support from Local Government officials (optional)		No
14	XIV. Amenities	01	Pre-approval of amenities not included in Architectural Manual, if applicable		No
15	XV. Rehab Standards	01	Documentation supporting construction costs (Schedule of Values)		No
		Section A 02	Copy of rehabilitation standards waiver, if applicable		No
		Section B 03	For rehab and adaptive reuse projects, a Physical Needs Assessment		Yes
		Section C 04	For rehab and adaptive reuse projects, a DCA Rehabilitation Work Scope form		Yes
16	XVI. Site Info and Development Plan	01	11"x17" Conceptual Site Development Plan		Yes
		02	Location and vicinity map (identify all parcels for scattered site)		Yes
		03	Site maps and color photographs		Yes
		04	Aerial photos of proposed site		Yes
17	XIX. Design Standards Section 2	01	Copy of architectural standards waiver, if applicable		Yes
		02	Pre-approval of design options not included in Architectural Manual, if applicable		No
18	XX. Qualification Determination AND XXI. Compliance	01	Qualification Determination from DCA		Yes
		02	Management Company experience		Yes
		03	General Partner organizational documents, including Operating Agreement		Yes
		04	Documentation that organizational entities are registered to do business in GA		Yes
		05	All partnership and consulting agreements between project participants		No
	Section A 06	DCA Performance Workbook for General Partner(s), Developer(s), Management Company and Project Consultant (if applicable) and all supporting documentation	XIX A.2. Compliance	No	
	Section B 07	Compliance Questionnaire for General Partner(s), Developer(s), Management Company and Project Consultant (if applicable)		No	
	02	Organizational Chart		No	
	03	DCA Compliance History form executed by applicant for other State Housing Agencies pursuant to DCA instructions	XIX A.2. Compliance	No	
08 09	04 Executed criminal and credit background check release forms Other (Specify)		No		
19	Section A	01	Opinion of a third party attorney on the non-profit's current federal tax exempt qualification status		No
		02	Secretary of State Certification of Nonprofit status		No
	Section F	03	Copy of the general partnership joint venture agreement, if applicable		No
		04	A copy of the non-profit's by-laws or Articles of Incorporation evidencing inclusion of the fostering of low income housing as one		No

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20	XXIII. Preservation Section A	01	Documentation showing that at least one eligibility criterion (numbered 1-7 in Appendix I, page 33) is met		No
21	XXIV. CHDO	01	Copy of the State CHDO Pre-qualification / renewal letter (only applicable if HOME Consent has been issued)		No
		02	Evidence of CHDO Predevelopment Loan, if applicable		No
22	XXV. Other HUD Requirements	01	Established agreements with HUD regarding different standards of review		Yes
		02	US Census Tract documentation		Yes
		03	Certification for Contract, Loans and Co-operative Agreements		Yes
		04	Disclosure of Lobbying Activities		Yes
		05	Applicant / Recipient Disclosure / Update Report		Yes
		06	MBE / WBE Outreach Plan Guide form		Yes
		07	Affirmative Housing Fair Marketing Plan		Yes
23	XXVI. Legal Opinions Section A	01	Projects involving acquisition and rehabilitation require a Legal opinion regarding acquisition Credit eligibility		Yes
	Section B	02	Projects operated as assisted living facilities require a legal opinion regarding Credit eligibility		No
	Section C	03	For non profit projects, see Sec. XXII A		No
	Section D	04	Scattered site projects require a legal opinion that includes a reference to the proposed site plan		No
24	XXVII. Relocation (if occupied)	01	All applications must include a Site Relocation Survey form		Yes
		02	Relocation Displacement Spreadsheet		Yes
		03	Detailed Project Relocation Plan and Cost Estimate Form		Yes
		04	Multifamily Tenant Relocation Plan Certification		Yes
		05	Occupancy History (3 months)		Yes
		06	Tenant Household Data Forms - each unit		Yes
		07	General Info Notice for Occupants with Proof of Delivery		Yes
		08	HOPE VI or other master relocation plans		No
Appendix II: Scoring only					
25	III. Desirable/Undesirable	01	Desirable/Undesirable form		No
		02	Site map indicating location of desirable/undesirable activity/characteristic with a key		No
		03	Color original or color copy pictures of each desirable/undesirable activity/characteristic		No
		04	Documentation of Exceptions of Undesirable Deductions from the Owner (or government source) of any undesirable condition detailing planned change and timeframe, if applicable		No
		05	Documentation evidencing the desirable activity/characteristic proposed on sites under construction		No
26	IV. Transportation	01	Map showing location of the transit stop in relation to the proposed development		No
		02	Documentation from transit authority showing relevant bus route and schedule		No
27	V. Brownfield	01	Evidence of designation as a Brownfield site		No
		02	Opinion from attorney, PE or PG that property meets criteria for EPA No Further Action or Limitation of Liability letter, with steps and time line for obtaining the letter (receipt of letter required prior to issuance of forms 8609)		No
		03	Proposed scope of work for cleanup of a site, if applicable		No
		04	Detailed budget for clean up, if applicable		No
		05	Timeline for clean up, if applicable		No

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28	VI. Sustainable Developments	Section A-1	01	01 Copy of Executed Earthcraft Communities Memorandum of Participation for the development where the site is located	No
			02	02 If Memorandum is unsigned by Applicant, provide a narrative as to how the Memorandum is applicable to the project	No
			03	03 Draft scoring worksheet including minimum score under the program to qualify for the designation and comments from the Design Review	No
			04	04 Site Analysis Packet (provided at Pre-Application)	No
	Section A-2	02	01 Draft scoring worksheet including minimum score under the program to qualify for the designation and master site plan for the development	No	
		02	02 Documentation of the project's registration in the LEED database	No	
Section B	03	01	03 Feasibility study prepared by a LEED AP ND (provided at Pre-Application)	No	
		01	01 Draft scoring worksheet including minimum score under the program to qualify for the designation	No	
			02	02 Certificate of Participation in DCA's Green Building for Affordable Housing Training course completed by a direct employee of the Owner dated 2012 or 2013	No
29	VII. Stable Communities	Section A	01	Each page of FFIEC census demonstrating project meets requirements for point category	No
		Section B-1	02	01 Copy of the Statutory Redevelopment Plan	No
	02		02 Website address for information on Statutory Plan	No	
	03		03 Copy of Resolution(s) adopting the Statutory Plan according to requirements of the statute	No	
	04		04 Documentation of Public Hearing and Publication as required by statute	No	
	05		05 Documentation that Statutory Plan is current, ongoing and directly affects the site	No	
	Section B-2	03	01	01 Copy of the community revitalization plan or web link to related information is located	No
			02	02 Copy of Resolution adopting the State Enterprise Zone	No
	Section B-3	04	03	03 Documentation evidencing that the proposed site is located in a QCT	No
			01	01 The DCA Neighborhood Redevelopment Certification Form	No
			02	02 Documentation of the process the government used for developing and adopting the Local Redevelopment Plan	No
			03	03 Details regarding community input and public hearing held prior to adoption of the Local Redevelopment Plan	No
			04	04 A copy of the entire Local Redevelopment Plan	No
				05	05 Evidence of adoption of the Local Redevelopment Plan
			06	06 Map of area targeted by the Local Redevelopment Plan that indicates the subject site	No
30	VIII. Phased/ Previous Projects	Section A	01	01 Documentation of the Public Housing Authority's Master Plan for redevelopment	No
		Section B	02	02 Site control documented in Appendix I Sec. VIII must include evidence that entire site including one or more phases that received an allocation of 9% tax credits within the past 3 funding rounds	No
			02	02 If applicable, a legible street map indicating the subject site and the boundary for a 2 mile radius in all directions and a 10 mile radius in all directions for Urban or Rural projects respectively	No
31	X. Ownership	01	01 If applicable, a viable homeownership strategy for residents who inhabit the units before the end of the Compliance Period	No	
32	XI. Nonprofit	01	01 DCA Nonprofit Assessment Form	No	
		02	02 Copy of organization's publicly available federal form 990	No	
		03	03 Most recent annual audit completed by an independent auditor	No	
		04	04 Service commitments, if applicable	No	
33	XIII. Community Initiatives	01	01 Letter from official representative of eligible DCA Georgia Initiative for Community Housing or DCA Community of Opportunity	No	

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34	XIV. Leveraging	Section C	01	Commitment of funds for offsite improvement		No
			02	Detailed source of funds		No
			03	Amount of investment		No
			04	Timeline for completion		No
			05	Description and location of improvements on a legible site map		No
			06	Narrative that includes benefit specific to the tenant base		No
			07	For historic tax credits only, a copy of the GA DNR-HPD and NPS approved Part1, Part 2 and the GA approved Part A		No
35	XV. Superior Project Concept	Section A	01	01 Innovative Project Concept and Design Narrative from Core Application Tab IX-B, if applicable		No
			02	Staffing and Organizational Plan		No
			03	Description of how the measurable benefit for the innovation will be tracked		No
			04	Case studies, white papers or other analysis in support of approach		No
			05	Commitment for operating subsidy, if applicable		No
			06	Other documents that support the ranking factors		No
		Section B	02	01 Narrative, written and signed by Local Government representative on appropriate letterhead		No
			02	Copy of strategic initiative along with authorizing documentation for implementation of the plan, if any		No
36	XVI. Supportive Housing	Section B	01	Commitment for PBRA executed by authorized regulatory agency		No
			02	Administrative Plan or evidence of HUD review and approval of proposed preference		No
37	XVII. Historic Preservation	Section A	01	Documentation on the previous use of the building		No
			02	Documentation of whether or not the building is occupied		No
			03	Narrative of how the (specific) building(s) will be reused		No
			Section A&B	04	Copy of GA DNR-HPD and NPS approved Part 1- Evaluation of Significance	
38	XVIII. Preservation	Section A-2	01	01 Partnership's tax returns for the first and last years in which credits were claimed, along with appropriate IRS forms 8609 attached.		No
			02	Legal opinion that project will meet 15 year compliance period requirements specified		No
		Section B-3	02	01 Project rent rolls for each month (December 2012 through May 2013) that indicates each occupied and vacant unit		No
			02	Legal opinion, with supporting IRS documentation, verifying the date the Compliance Period began		No
		Section B-4	02	Legal opinion, with supporting IRS documentation, verifying the date the Compliance Period began		No
			03	Copy of the school's Georgia Education Scoreboard (see QAP for website)		No
Section B-6	04	Documentation showing that the property is within the attendance zone of the high-performing school		No		

39 Additional - Specify Other Necessary Documents Not Listed in Sections Above

QAP Sect or Manual	Sub-Section	Item Nbr	Assign Form Nbr (if multiple documents for same Item Nbr) and/or Name	Incl
Architectural		01	Architectural Plans	Yes
Compliance		02	Disclosure of Compliance Issue	Yes
		03	Development Team Contact List	Yes
		04		
		05		
		06		
		07		
		08		
		09		
		10		

Project Narrative
Harbor Square
Hinesville, Liberty County

JT Development, Inc. proposes to acquire and rehabilitate Raintree Apartments (601 Saunders Ave), Northgate Apartments (804 Veterans Parkway) and Baytree Apartments (217 Bradwell Street) located in Hinesville, Georgia, and rebrand them as Harbor Square Apartments. The apartments are currently operated as three separate communities with a total of 340 units, all of which are supported by project-based rental assistance through long-term HUD contracts. These projects were constructed and placed in service in the early 1980's, and the units are now in disrepair. The mechanical, electrical and plumbing systems are reaching the end of their effective lives and exterior and interior finishes need to be upgraded.

The proposed project will include the acquisition and substantial renovation of all three properties over the course of 22 months. During this period, buildings will be renovated by our affiliated construction company, JT Builders, in stages of three to five buildings at a time. It is anticipated based on our company's previous experience with this type of project that each of these stages will take approximately two months. Raintree Apartments, by far the largest of the three properties, will take the full construction period to renovate. Baytree and Northgate will be renovated one after the other, concurrently with Raintree. While each building is under renovation, the residents of that building will be relocated either offsite or to other, previously-completed buildings in accordance with applicable regulations. Although there are costs associated with this relocation, not having to vacate the property will help reduce or prevent the risk of any lease-up or stabilization period immediately following construction.

The scope of work for the project includes an average of approximately \$31,000 per unit in construction costs. This includes new mechanical and water supply systems, electrical fixtures, kitchen cabinets and appliances, energy-efficient windows and doors, flooring and paint. The project will also include various upgrades to meet current accessibility requirements and eliminate all safety concerns. Updated community centers, improved parking and play areas, and other amenities to enhance the quality of life for families will be constructed.

The funding for this project will come from a variety of sources. Federal tax credit equity will be provided by R4 Capital, LLC and state tax credit equity will be provided by Sugar Creek Realty, LLC, based on anticipated award of Low Income Housing Tax Credits from DCA. Permanent debt financing will be provided by Walker & Dunlop, a major national multifamily lender, through the use of a HUD 221(d)4 government-insured mortgage. The remaining permanent sources of funds for the project will be provided through deferred developer fees. In addition to these permanent sources of funds, JT Development has secured a commitment for a construction bridge loan to fund the project between the initial tax credit equity pay-in at the start of construction and the final equity pay-in upon completion and stabilization of the project.

We believe that the age of this project and the preservation of both affordable housing and rental assistance make this an excellent candidate for receipt of tax credits. In aggregate, these three properties make up a significant portion of the available, affordable housing stock in the Hinesville market, and the rehabilitation of these units will have a major positive impact on the overall community. Through the leveraging of other sources of funds, we are able to create such a significant impact to many more units that could be served by a similarly-sized award under the 9% program.

Project Narrative
Harbor Square
Hinesville, Liberty County

PART ONE - PROJECT INFORMATION - 2013-0 Harbor Square, Hinesville, Liberty County

Please note:

 Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
 Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.

DCA Use - Project Nbr:
2013-0

I. DCA RESOURCES

LIHTC (auto-filled based on later entries) \$ 891,561
 DCA HOME (amount from Consent Form) N/A

II. TYPE OF APPLICATION

Tax Exempt Bond / 4% credit Pre-Application Number (if applicable) 2013-504
Have any changes occurred in the project since pre-application? No

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Mary T. Johnson			Title	President
Address	2409 Bemiss Road			Direct Line	(229) 316-2232
City	Valdosta			Fax	(229) 247-1899
State	GA	Zip+4	31602-1936	Cellular	(229) 561-5959
Office Phone	(229) 242-7759	Ext.	232	E-mail	tish.johnson@dewarproperties.com

(Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)

IV. PROJECT LOCATION

Project Name	Harbor Square			Phased Project?	No
Site Street Address (if known)	601 Saunders Ave., 804 Veterans Parkway., 217 Bradwell St.			Scattered Site?	Yes
Nearest Physical Street Address *	601 Saunders Ave., 804 Veterans Parkway., 217 Bradwell St.			If Yes, Number of Sites	3
City	Hinesville	9-digit Zip**	31313-2946	Acreage	37.4340
Within City Limits?	Yes	County	Liberty	Census Tract #	13179010-2.06, -2.05,-3
In USDA Rural Area?	No	HUD SA:	MSA	QCT?	No
			Hinesville-Fort Stewart	DDA?	No

* If street number unknown

Legislative Districts **	Congressional	State Senate	State House	Zip Codes	** Must be verified by applicant using following websites:
	1	1	168		http://zip4.usps.com/zip4/welcome.jsp
If on boundary, other district:		19		Legislative Districts:	http://votesmart.org/

Political Jurisdiction

Name of Chief Elected Official	James (Jim) Thomas, Jr.			Title	Mayor	Website	www.cityofhinesville.org
Address	115 East M.L. King, Jr. Drive			Email	jthomas@cityofhinesville.org	City	Hinesville
Zip+4	31313-3633	Phone	(912) 876-3564	Fax	(912) 369-2658		

V. PROJECT DESCRIPTION

A. Mixed Use

No

B. Type of Construction:

New Construction		Adaptive Reuse	
Substantial Rehabilitation		Historic Rehab	
Acquisition/Rehabilitation	340	For Acquisition/Rehabilitation, date of original construction:	1982-1984

PART ONE - PROJECT INFORMATION - 2013-0 Harbor Square, Hinesville, Liberty County

C. Unit Breakdown

		# of PBRA Units
Number of Low Income Units	340	
Number of 50% Units		
Number of 60% Units	340	340
Number of Unrestricted (Market) Units		
Total Residential Units	340	
Common Space Units		
Total Units	340	

D. Unit Area

Total Low Income Residential Square Footage	318,315
Total Unrestricted (Market) Residential Square Footage	
Total Residential Square Footage	318,315
Total Common Space Square Footage from Units	
Total Square Footage from Units	318,315
Total Common Area Square Footage from Nonresidential areas	7,526
Total Square Footage	325,841

E. Buildings

Number of Residential Buildings	41
Number of Non-Residential Buildings	4
Total Number of Buildings	45

F. Total Residential Parking Spaces (min 1.5 per unit)

532

VI. TENANCY CHARACTERISTICS

A. Family or Senior (if Senior, specify Elderly or HFOP)

Family

If Other, specify:

N/A

B. Mobility Impaired

Nbr of Units Equipped:

18

% of Total Units

5.3%

C. Sight / Hearing Impaired

Nbr of Units Equipped:

8

% of Total Units

2.4%

D. Special Needs Units

Nbr of Units:

--

% of Total Units

--

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)

20% of HOME-Assisted Units at 50% of AMI

No

VIII. SET ASIDES

A. LIHTC:

Nonprofit

No

Rural

No

Preservation

No

B. HOME:

CHDO

No

(must be pre-qualified by DCA as CHDO)

IX. TAX EXEMPT BOND FINANCED PROJECT

Issuer:	Housing Authority of the City of Hinesville, Ga				Inducement Date:	
Office Street Address	301 Olive Street				Applicable QAP:	2014
City	Hinesville	State	GA	Zip+4	31313-2915	
Contact Name	Debra Williams	Title	Executive Director		E-mail	debra_williams@hinesvillehousing.org
10-Digit Office Phone	(912) 876-6561	Fax	(912) 369-2009	Direct line		Cellular (912) 675-0972

PART ONE - PROJECT INFORMATION - 2013-0 Harbor Square, Hinesville, Liberty County

X. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:

Project Participant	Name of Project	Project Participant	Name of Project
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

D. Names of Projects in which the Owner, Developer and Consultant(s) and each of its principals is partnering with an inexperienced unrelated entity for purposes of meeting DCA Experience Requirements:

Project Participant	Name of Project	Project Participant	Name of Project
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

XI. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation	<input style="width: 50px;" type="text" value="No"/>		
Original GHFA/DCA Project Number	<input style="width: 100px;" type="text" value="N/A"/>		
First Year of Credit Period	<input style="width: 50px;" type="text" value="N/A"/>	First Building ID Nbr in Project	<input style="width: 100px;" type="text" value="N/A"/>
Expiring Tax Credit (15 Year)	<input style="width: 50px;" type="text" value="No"/>	Last Building ID Nbr in Project	<input style="width: 100px;" type="text" value="N/A"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100px;" type="text" value="N/A"/>		

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable <u>non</u> public housing project	<input style="width: 50px;" type="text" value="Yes"/>	HUD funded affordable public housing project	<input style="width: 50px;" type="text" value="No"/>
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PART ONE - PROJECT INFORMATION - 2013-0 Harbor Square, Hinesville, Liberty County

XII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

Is proposed project part of a local public housing replacement program?		No	
Number of Public Housing Units reserved and rented to public housing tenants:		N/A	% of Total Residential Units
Nbr of Units Reserved and Rented to PHA Tenants w/ PBRA or Households on Waiting List:		N/A	% of Total Residential Units
Local PHA	N/A		Contact
Street Address	N/A		Email
City	N/A	Zip+4	Direct line
Area Code / Phone		Fax	Cellular

B. Existing properties: currently an Extension of Cancellation Option? No If yes, expiration year: N/A Nbr yrs to forgo cancellation option: N/A

New properties: to exercise an Extension of Cancellation Option? No If yes, expiration year: N/A Nbr yrs to forgo cancellation option: N/A

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? Yes If Yes ----->:

Total Existing Units	340
Number Occupied	331
% Existing Occupied	97.35%

E. Waivers and/or Pre-Approvals - have the following waivers and/or pre-approvals been approved by DCA?

Amenities?	No	Noise Waiver?	No
Architectural Standards?	No	Qualification Determination?	Yes
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Payment & Performance Bond?	No
HOME Consent?	No	Other (specify):	N/A
Operating Expense?	No	If Yes, new Limit is ----->:	N/A
Per Unit Cost Limitation Waiver Request?	No	If Yes, new Limit is ----->:	N/A

F. Projected Place-In-Service Date

Acquisition	May 1, 2014
Rehab	May 1, 2016
New Construction	N/A

XIII. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

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PART TWO - DEVELOPMENT TEAM INFORMATION - 2013-0 Harbor Square, Hinesville, Liberty County

3. NONPROFIT SPONSOR

Nonprofit Sponsor	N/A			Name of Principal	N/A
Office Street Address	N/A			Title of Principal	N/A
City	N/A			Direct line	
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.			Fax	E-mail	

II. DEVELOPER(S)

A. DEVELOPER

Office Street Address	JT Development, Inc.			Name of Principal	Mary T. Johnson
City	2409 Bemiss Road			Title of Principal	President
State	GA	Zip+4	31602-1936	Direct line	(229) 316-2232
10-Digit Office Phone / Ext.	(229) 242-7759	232	Fax	Cellular	(229) 561-5959
				E-mail	tish.johnson@dewarproperties.com

B. CO-DEVELOPER 1

Office Street Address	None			Name of Principal	N/A
City	N/A			Title of Principal	N/A
State		Zip+4		Direct line	
10-Digit Office Phone / Ext.			Fax	Cellular	
				E-mail	N/A

C. CO-DEVELOPER 2

Office Street Address	None			Name of Principal	N/A
City	N/A			Title of Principal	N/A
State		Zip+4		Direct line	
10-Digit Office Phone / Ext.			Fax	Cellular	
				E-mail	N/A

D. DEVELOPMENT CONSULTANT

Office Street Address	None			Name of Principal	N/A
City	N/A			Title of Principal	N/A
State		Zip+4		Direct line	
10-Digit Office Phone / Ext.			Fax	Cellular	
				E-mail	N/A

PART TWO - DEVELOPMENT TEAM INFORMATION - 2013-0 Harbor Square, Hinesville, Liberty County

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

Office Street Address
City
State
10-Digit Office Phone / Ext.

None				Name of Principal	N/A
N/A				Title of Principal	N/A
N/A				Direct line	
		Zip+4		Cellular	
			Fax	E-mail	N/A

B. GENERAL CONTRACTOR

Office Street Address
City
State
10-Digit Office Phone / Ext.

JT Builders, Inc.				Name of Principal	Mary T. Johnson
2409 Bemiss Road				Title of Principal	Exec. Vice President
Valdosta				Direct line	(229) 316-2232
GA		Zip+4	31602-1936	Cellular	(229) 561-5959
(229) 242-7759		232	Fax	(229) 247-1899	E-mail
tish.johnson@dewarproperties.com					

C. MANAGEMENT COMPANY

Office Street Address
City
State
10-Digit Office Phone / Ext.

Dewar Properties, Inc.				Name of Principal	Mary T. Johnson
2409 Bemiss Road				Title of Principal	President
Valdosta				Direct line	(229) 316-2232
GA		Zip+4	31602-1936	Cellular	(229) 561-5959
(229) 242-7759		232	Fax	(229) 247-1899	E-mail
tish.johnson@dewarproperties.com					

D. ATTORNEY

Office Street Address
City
State
10-Digit Office Phone / Ext.

Arnall Golden Gregory				Name of Principal	James Rauschenberger
171 17th Street, Suite 2100				Title of Principal	Partner
Atlanta				Direct line	(404) 873-8738
GA		Zip+4	30363-1031	Cellular	(404) 729-5708
(404) 873-8500			Fax	(404) 873-8500	E-mail
james.rauschenberger@agg.com					

E. ACCOUNTANT

Office Street Address
City
State
10-Digit Office Phone / Ext.

Cohn Reznick				Name of Principal	Julie McNulty
3560 Lenox Road, NE				Title of Principal	Principal
Atlanta				Direct line	(404) 847-9447
GA		Zip+4	30326-4276	Cellular	(404) 250-4050
(404) 847-9447			Fax	(404) 847-9495	E-mail
julie.mcnulty@cohnreznick.com					

F. ARCHITECT

Office Street Address
City
State
10-Digit Office Phone / Ext.

IPG Incorporated				Name of Principal	Robert E. Byington, Jr.
807 Northwood Park Drive				Title of Principal	Project Manager
Valdosta				Direct line	(229) 242-3557
GA		Zip+4	31602-1393	Cellular	(229) 506-1807
(229) 242-3557			Fax	(229) 242-4339	E-mail
rbyington@ipgarchitects.com					

PART TWO - DEVELOPMENT TEAM INFORMATION - 2013-0 Harbor Square, Hinesville, Liberty County

IV. OTHER REQUIRED INFORMATION (Answer each of the questions below for each participant listed below.)

Participant	1. Has this entity withdrawn or been involuntarily removed from a HOME or LIHTC project since Jan 1, 2002 (Y/N)? If Y, attach explanation.	2. Is this entity a MBE/WBE?	3. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)? If yes, attach explanation.	4. Does this entity have an identity of interest with any other entity in this chart? If yes, attach explanation.	5. Does this entity have an identity of interest with any member, officer, or employee of DCA? If yes, attach explanation.	6. Has this entity ever been debarred or suspended from any local, state, or federal housing program? If yes, attach explanation.	7. Applicable Organizational Type (For Profit, Nonprofit, CHDO)	8. Project Ownership Percentage
Manage GP	No	No	No	Yes	No	No	For Profit	0.0100%
Other GP1								
Other GP2								
Federal LP	No	No	No	No	No	No	For Profit	98.9900%
State LP	No	No	No	No	No	No	For Profit	1.0000%
NP Sponsor								
Developer	No	No	No	Yes	No	No	For Profit	0.0000%
Co-Develpr 1								
Co-Develpr 2								
Ownr Consult								
Dev Consult								
Contractor	No	No	No	Yes	No	No	For Profit	0.0000%
Mgt Co	No	No	No	Yes	No	No	For Profit	0.0000%
Total								100.0000%

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>Identify of Interest exists through common ownership of the GP, the Developer, the Contractor, subcontract labor companies (Builder's Labor, LLC) and Management Company. All entities have common ownership through various percentages with Mary T. Johnson.</p> <p>The general partner of JT Hinesville, LP is JT Liberty, LLC, which is 100% by TISHCO, LLC. TISHCO, LLC is 100% owned by Mary T. Johnson.</p>	
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PART THREE - SOURCES OF FUNDS - 2013-0 Harbor Square, Hinesville, Liberty County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

<input type="checkbox"/> Yes	Tax Credits	<input type="checkbox"/> No	DCA HOME* --> amt from DCA Consent Ltr:	<input type="text" value="N/A"/>	<input type="checkbox"/> No	McKinney-Vento Homeless
<input type="checkbox"/> Yes	Tax Exempt Bonds	<input type="checkbox"/> No	FHLB / AHP *	<input type="checkbox"/> No	<input type="checkbox"/> No	CHOICE Neighborhoods
<input type="checkbox"/> No	Taxable Bonds	<input type="checkbox"/> No	Other HOME*	<input type="checkbox"/> No	<input type="checkbox"/> No	FHA Risk Share CDBG
<input type="checkbox"/> No	USDA 515	<input type="checkbox"/> No	USDA 538	<input type="checkbox"/> No	<input type="checkbox"/> No	Historic Rehab Credits
					<input type="checkbox"/> Yes	Section 8 PBRA
					<input type="checkbox"/> Yes	HUD-Insured 221(d)4 Loan

*This source may possibly trigger Uniform Relocation Act and/or HUD 104(d) reqmts. Check with source. For DCA HOME, refer to Relocation Manual.

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Tax-Exempt Bonds	17,786,300	5.000%	22
Mortgage B	Bridge Loan	8,400,000	TBD	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Initial Pay-In At Closing	1,588,601		
State Housing Credit Equity	Initial Pay-In At Closing	684,719		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		28,459,620		
Total Construction Period Costs from Development Budget:		27,231,756		
Surplus / (Shortage) of Construction funds to Construction costs:		1,227,863		

PART THREE - SOURCES OF FUNDS - 2013-0 Harbor Square, Hinesville, Liberty County

III. PERMANENT FINANCING

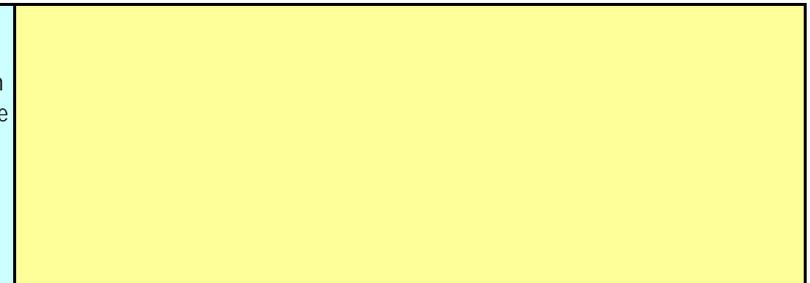
Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type	Target DCR
Mortgage A (Lien Position 1)	WD 221(d)4 Loan	17,786,300	5.000%	40	40	1,029,179	Amortizing	1.25
Mortgage B (Lien Position 2)								
Mortgage C (Lien Position 3)								
Other:	Mortgage Insurance Premium		0.450%			80,038		
Foundation or charity funding*								
Deferred Devlpr Fee 34.85%		1,384,523				92,302		
Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity		7,943,005	7,943,005			0.00	TC Equity	
State Housing Credit Equity		3,423,594	3,423,594			0.00	% of TDC	
Historic Credit Equity							24%	
Invstmt Earnings: T-E Bonds							10%	
Invstmt Earnings: Taxable Bonds							35%	
Income from Operations		2,111,910						
Other:								
Other:								
Other:								
Total Permanent Financing:		32,649,331						
Total Development Costs from Development Budget:		32,649,331						
Surplus/(Shortage) of Permanent funds to development costs:		0						

*Foundation or charity funding to cover costs exceeding DCA cost limit.

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

All 3rd party sources of funds have been listed with amounts, terms and rates which match their commitment letters, per DCA's instruction. However, we do not anticipate drawing the entire amount of some of our construction sources until after construction is complete. Furthermore, there are several costs which we anticipate having to fund during construction which were not included in the formula DCA provided for calculating "Construction Period Costs" in cell L26. We have added these costs into the calculation for accuracy. These costs include: construction contingency, bridge and permanent loan fees and interest, title and recording, bond costs and relocation.



PART FOUR - USES OF FUNDS - 2013-0 Harbor Square, Hinesville, Liberty County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	22,200		22,200		
Market Study	11,500		11,500		
Environmental Report(s)	22,150		22,150		
Soil Borings	-				
Boundary and Topographical Survey	25,000			25,000	
Zoning/Site Plan Fees	-				
Other: Architectural & Cost Review	49,500		49,500		
Other: Insurance, Zoning & Permit Reviews	3,420		3,420		
Other:	-				
Subtotal	133,770	-	108,770	25,000	-
ACQUISITION					
Land	1,630,000				1,630,000
Site Demolition	-				
Acquisition Legal Fees (if existing structures)	20,000		20,000		
Existing Structures	8,129,052		8,129,052		
Subtotal	9,779,052	-	8,149,052	-	1,630,000
LAND IMPROVEMENTS					
Site Construction (On-site)	424,390			424,390	
Site Construction (Off-site)	-				
Subtotal	424,390	-	-	424,390	-
STRUCTURES					
Residential Structures - New Construction	-				
Residential Structures - Rehab	8,961,578			8,961,578	
Accessory Structures (ie. community building, maintenance building, etc.)	-				
Subtotal	8,961,578	-	-	8,961,578	-
CONTRACTOR SERVICES					
Builder Profit:	14.00%	563,158	563,158	563,158	
Builder Overhead	6.00%	187,719	198,983	198,983	
General Requirements*	2.00%	563,158	563,158	563,158	
*Refer to General Requirements policy in QAP	6.00%				
Subtotal		1,325,299	-	1,325,299	-
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					
Other: <Enter detailed description here; use Comments section if needed>	-				
Total Construction Hard Costs	10,711,266.68	31,503.73 per Res'l unit	31,503.73 per unit	33.65 per sq ft	33.65 per sq ft
CONSTRUCTION CONTINGENCY					
Construction Contingency	11.6700%	1,250,000		1,250,000	

PART FOUR - USES OF FUNDS - 2013-0 Harbor Square, Hinesville, Liberty County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Construction Loan Fee	-		-	-	-
Construction Loan Interest	1,377,268		896,413	160,285	320,570
Construction Legal Fees	-				
Construction Period Inspection Fees	55,461			55,461	
Construction Period Real Estate Tax	342,200			114,067	228,133
Construction Insurance	-			-	
Title and Recording Fees	-				
Bridge Loan Fee and Bridge Loan Interest	419,000			139,667	279,333
Payment and Performance bonds	45,000			45,000	
Other:	-				
Other: <u>FHA Fees (Application & MIP)</u>	213,436				213,436
Subtotal	2,452,365	-	896,413	514,479	1,041,472
PROFESSIONAL SERVICES					
Architectural Fee - Design	124,500			124,500	
Architectural Fee - Supervision	41,500			41,500	
Green Building Consultant Fee Max: \$20,000	-				
Green Building Program Certification Fee (LEED or Earthcraft)	-				
Accessibility Inspections and Plan Review	-				
Construction Materials Testing	-				
Engineering	-				
Real Estate Attorney	215,000			143,333	71,667
Accounting	95,000			95,000	
As-Built Survey	-				
Other: <u>Contractor Cost Cert</u>	40,000			40,000	
Subtotal	516,000	-	-	444,333	71,667
LOCAL GOVERNMENT FEES					
Building Permits	45,000			45,000	
Impact Fees	-				
Water Tap Fees <i>waived?</i>	-				
Sewer Tap Fees <i>waived?</i>	-				
Subtotal	45,000	-	-	45,000	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	355,726				355,726
Permanent Loan Legal Fees	-				-
Title and Recording Fees	100,000				100,000
Bond Issuance Premium	-				-
Cost of Issuance / Underwriter's Discount	712,252				712,252
Other: <u><Enter detailed description here; use Comments section if needed></u>	-				-
Subtotal	1,167,978	-	-	-	1,167,978

PART FOUR - USES OF FUNDS - 2013-0 Harbor Square, Hinesville, Liberty County

I. DEVELOPMENT BUDGET

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee		-				-
Tax Credit Application Fee		6,500				6,500
DCA Waiver and Pre-approval Fees		1,500				1,500
LIHTC Allocation Processing Fee	71,325	71,325				71,325
LIHTC Compliance Monitoring Fee	272,000	272,000				272,000
DCA Front End Analysis Fee (HOME, when ID of Interest)		-				
DCA Final Inspection Fee (Tax Credit only - no HOME)		3,000				3,000
Other:		-				
Other: Misc. DCA Fees		6,000				6,000
	Subtotal	360,325				360,325
		EQUITY COSTS				
Partnership Organization Fees		-				
Tax Credit Legal Opinion		-				
Syndicator Legal Fees		40,000				40,000
Other: Prepayment of Asset Management Fees		180,000				180,000
	Subtotal	220,000				220,000
		DEVELOPER'S FEE				
Developer's Overhead	0.000%	-				
Consultant's Fee	0.000%	-				
Developer's Profit	100.000%	3,972,543		1,222,357	2,750,186	
	Subtotal	3,972,543	-	1,222,357	2,750,186	-
		START-UP AND RESERVES				
Marketing		-				
Rent-Up Reserves	511,080	537,306				537,306
Operating Deficit Reserve:	1,321,229	355,726				355,726
Replacement Reserve		-				
Furniture, Fixtures and Equipment	Avg Per Unit: 176	60,000			60,000	
Other: Working Capital included in ODR above		-				
	Subtotal	953,032	-	-	60,000	893,032
		OTHER COSTS				
Relocation		1,088,000			1,088,000	
Other: <Enter detailed description here; use Comments section if needed>		-				
	Subtotal	1,088,000	-	-	1,088,000	-
TOTAL DEVELOPMENT COST		32,649,331	-	10,376,592	16,888,265	5,384,474
Average TDC Per:	Unit:	96,027.44	Square Foot:	102.57		

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs
 Amount of nonqualified nonrecourse financing
 Costs of Nonqualifying units of higher quality
 Nonqualifying excess portion of higher quality units
 Historic Tax Credits (Residential Portion Only)
 Other <Enter detailed description here; use Comments section if needed>

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <Enter detailed description here; use Comments section if needed>			
Total Subtractions From Basis:	0		0

Eligible Basis Calculation

Total Basis
 Less Total Subtractions From Basis (see above)
 Total Eligible Basis
 Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)
 Adjusted Eligible Basis
 Multiply Adjusted Eligible Basis by Applicable Fraction
 Qualified Basis
 Multiply Qualified Basis by Applicable Credit Percentage
 Maximum Tax Credit Amount
Total Basis Method Tax Credit Calculation

Type: <<Select>>

Total Basis	0	10,376,592	16,888,265
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	10,376,592	16,888,265
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	100.00%		100.00%
Adjusted Eligible Basis	0	10,376,592	16,888,265
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	10,376,592	16,888,265
Multiply Qualified Basis by Applicable Credit Percentage	3.27%	3.27%	3.27%
Maximum Tax Credit Amount	0	339,315	552,246
Total Basis Method Tax Credit Calculation		891,561	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

Project Cost Limit (Explain in Comments if Applicant's PCL calculation > QAP PCL)
 Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)
 Subtract Non-LIHTC (excluding deferred fee) Source of Funds
 Equity Gap
 Divide Equity Gap by 10
 Annual Equity Required
 Enter Final Federal and State Equity Factors (not including GP contribution)
Total Gap Method Tax Credit Calculation

56,803,324	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	No
32,649,331					
19,898,210					
12,751,121					

/ 10			
1,275,112	Federal		State
1.2749	= 0.8909	+	0.3840
1,000,159			

TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method and DCA Limit:

TAX CREDIT REQUEST - Cannot exceed Tax Credit Project Maximum, but may be lower:

IV. TAX CREDIT ALLOCATION - Lower of Tax Credit Request and Tax Credit Project Maximum

891,561
891,561
891,561

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

For additional information on how construction hard costs were determined, please refer to the construction cost estimate narrative included with the hard cost schedule of values in Tab #15.

We understand that Interior Design Consultant costs must be included in the Developer Fee. Therefore, the costs included in the FF&E line item above will be used exclusively for tangible goods and materials, and all Interior Design Consultant fees will be paid from the Developer Fee.

PART FIVE - UTILITY ALLOWANCES - 2013-0 Harbor Square, Hinesville, Liberty County

DCA Utility Region for project: South

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Northgate HAP Contract as Amended		
January 1, 2013	Structure	2-Story Walkup

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	<<Select Fuel >>	X				139	155	179
Air Conditioning	Electric	X						
Cooking	<<Select Fuel >>	X						
Hot Water	<<Select Fuel >>	X						
Lights	Electric	X						
Water & Sewer	Submetered? <input type="checkbox"/> No		X					
Refuse Collection			X					
Total Utility Allowance by Unit Size				0	0	139	155	179

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

Baytree HAP Contract as Amended		
January 1, 2012	Structure	2-Story Walkup

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	<<Select Fuel >>				91	113	126	
Air Conditioning	Electric							
Cooking	<<Select Fuel >>							
Hot Water	<<Select Fuel >>							
Lights	Electric							
Water & Sewer	Submetered? <input type="checkbox"/> <Select>							
Refuse Collection								
Total Utility Allowance by Unit Size				0	91	113	126	0

**Elderly allowances cannot be used except at properties that have 100% HUD PBRA and satisfy the DCA definition of "elderly"*

APPLICANT COMMENTS AND CLARIFICATIONS

Utility allowances were pulled directly from each property's HAP contract, as amended. HAP contracts do not break utility allowances down to individual line items. Therefore, the costs shown above are consolidated numbers for all utilities.

DCA COMMENTS

PART FIVE - UTILITY ALLOWANCES - 2013-0 Harbor Square, Hinesville, Liberty County

DCA Utility Region for project: South

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Raintree HAP Contract as Amended		
January 1, 2014	Structure	2-Story Walkup

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	<<Select Fuel >>	X			116	134	149	184
Air Conditioning	Electric	X						
Cooking	<<Select Fuel >>	X						
Hot Water	<<Select Fuel >>	X						
Lights	Electric	X						
Water & Sewer	Submetered? <input type="checkbox"/> No		X					
Refuse Collection			X					
Total Utility Allowance by Unit Size				0	116	134	149	184

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	<<Select Fuel >>							
Air Conditioning	Electric							
Cooking	<<Select Fuel >>							
Hot Water	<<Select Fuel >>							
Lights	Electric							
Water & Sewer	Submetered? <input type="checkbox"/> <Select>							
Refuse Collection								
Total Utility Allowance by Unit Size				0	0	0	0	0

**Elderly allowances cannot be used except at properties that have 100% HUD PBRA and satisfy the DCA definition of "elderly"*

APPLICANT COMMENTS AND CLARIFICATIONS

Utility allowances were pulled directly from each property's HAP contract, as amended. HAP contracts do not break utility allowances down to individual line items. Therefore, the costs shown above are consolidated numbers for all utilities.

DCA COMMENTS

PART SIX - PROJECTED REVENUES & EXPENSES - 2013-0 Harbor Square, Hinesville, Liberty County

II. UNIT SUMMARY

Units:

NOTE TO APPLICANTS: If the numbers compiled in this Summary do not appear to match what was entered in the Rent Chart above, please verify that all applicable columns were completed in the rows used in the Rent Chart above.

Units:			Efficiency	1BR	2BR	3BR	4BR	Total		
Low-Income	60% AMI		-	36	184	104	16	340	(Includes manager units that are income restricted)	
		50% AMI	-	-	-	-	-	-		
		Total	-	36	184	104	16	340		
	Unrestricted		-	-	-	-	-	-		
		Total Residential	-	36	184	104	16	340		
		Common Space	-	-	-	-	-	-	-	(no rent to be charged)
	Total		-	36	184	104	16	340		
		PBRA-Assisted (included in LI above)								
		60% AMI	-	36	184	104	16	340		
		50% AMI	-	-	-	-	-	-		
		Total	-	36	184	104	16	340		
	PHA Operating Subsidy-Assisted (included in LI above)									
	60% AMI	-	-	-	-	-	-			
	50% AMI	-	-	-	-	-	-			
	Total	-	-	-	-	-	-			
Type of Construction Activity										
New Construction	Low Inc	Unrestricted	-	-	-	-	-	-		
		Total + CS	-	-	-	-	-	-		
			-	-	-	-	-	-		
Acq/Rehab	Low Inc	Unrestricted	-	36	184	104	16	340		
		Total + CS	-	36	184	104	16	340		
			-	36	184	104	16	340		
Substantial Rehab Only	Low Inc	Unrestricted	-	-	-	-	-	-		
		Total + CS	-	-	-	-	-	-		
			-	-	-	-	-	-		
Adaptive Reuse Historic Rehab										
Building Type:										
Multifamily			-	36	184	104	16	340		
	1-Story		-	-	-	-	-	-		
		2-Story	-	36	184	104	16	340		
		2-Story Wlkp	-	-	-	-	-	-		
		3+-Story	-	-	-	-	-	-		
	SF Detached	-	-	-	-	-	-			
	Townhome	-	-	-	-	-	-			
Duplex	-	-	-	-	-	-				
Manufactured home	-	-	-	-	-	-				
Unit Square Footage:										
Low Income	60% AMI		-	23,820	165,027	109,960	19,508	318,315		
		50% AMI	-	-	-	-	-	-		
		Total	-	23,820	165,027	109,960	19,508	318,315		
Unrestricted		-	-	-	-	-	-			
	Total Residential	-	23,820	165,027	109,960	19,508	318,315			
	Common Space	-	-	-	-	-	-			
Total		-	23,820	165,027	109,960	19,508	318,315			

PART SIX - PROJECTED REVENUES & EXPENSES - 2013-0 Harbor Square, Hinesville, Liberty County

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income 62,435 Laundry, vending, app fees, etc. **Actual pct of PGI:** 2.00%

Other Income (OI) by Year:

<i>Included in Mgt Fee:</i>	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

<i>NOT Included in Mgt Fee:</i>										
Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

<i>Included in Mgt Fee:</i>	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

<i>NOT Included in Mgt Fee:</i>										
Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

<i>Included in Mgt Fee:</i>	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

<i>NOT Included in Mgt Fee:</i>										
Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

PART SIX - PROJECTED REVENUES & EXPENSES - 2013-0 Harbor Square, Hinesville, Liberty County

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	193,790
Maintenance Salaries & Benefits	168,961
Support Services Salaries & Benefits	15,999
Payroll Tax	30,000
Subtotal	408,750

On-Site Office Costs

Office Supplies & Postage	15,000
Telephone	12,000
Travel	6,000
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other Admin	15,000
Subtotal	48,000

Maintenance Expenses

Contracted Repairs	60,000
General Repairs	60,000
Grounds Maintenance	75,000
Extermination	35,000
Maintenance Supplies	32,000
Elevator Maintenance	
Redecorating	
Cleaning/Janitor	14,895
Subtotal	276,895

On-Site Security

Contracted Guard	55,000
Electronic Alarm System	
Subtotal	55,000

Professional Services

Legal	3,500
Accounting	35,000
Advertising	5,000
Other (describe here)	
Subtotal	43,500

Utilities (Avg\$/mth/unit)

Electricity	20.83333333	85,000
Natural Gas	1.348039216	5,500
Water&Swr	29.65147059	120,978
Trash Collection		62,500
Other (describe here)		
Subtotal		273,978

Taxes and Insurance

Real Estate Taxes (Gross)*	192,355
Insurance**	100,605
Personal Propety Tax	900
Subtotal	293,860

Management Fee:

	133,257
421.43	Average per unit per year
35.12	Average per unit per month

(Management Fee is from Pro Forma, Section 1, Operating Assumptions)

TOTAL OPERATING EXPENSES

4509.529618	Average per unit	1,533,240
-------------	------------------	------------------

Replacement Reserve

	119,000
Enter desired per unit amount:	350

TOTAL ANNUAL EXPENSES

	1,652,240
--	------------------

V. APPLICANT COMMENTS AND CLARIFICATIONS

*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. Please provide methodology for real estate tax calculation.

**To all Applicants: Please provide methodology for insurance calculation.

VI. DCA COMMENTS

--

PART SEVEN - OPERATING PRO FORMA - 2013-0 Harbor Square, Hinesville, Liberty County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount		Yr 1 Asset Mgt Fee Percentage of EGI:	
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.500%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	3,121,728	3,184,163	3,247,846	3,312,803	3,379,059	3,446,640	3,515,573	3,585,884	3,657,602	3,730,754
Ancillary Income	62,435	63,683	64,957	66,256	67,581	68,933	70,311	71,718	73,152	74,615
Vacancy	(222,891)	(227,349)	(231,896)	(236,534)	(241,265)	(246,090)	(251,012)	(256,032)	(261,153)	(266,376)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,399,983)	(1,441,983)	(1,485,242)	(1,529,799)	(1,575,693)	(1,622,964)	(1,671,653)	(1,721,803)	(1,773,457)	(1,826,660)
Property Mgmt	(133,257)	(135,922)	(138,641)	(141,414)	(144,242)	(147,127)	(150,069)	(153,071)	(156,132)	(159,255)
Reserves	(119,000)	(122,570)	(126,247)	(130,035)	(133,936)	(137,954)	(142,092)	(146,355)	(150,746)	(155,268)
NOI	1,309,031	1,320,022	1,330,776	1,341,277	1,351,504	1,361,438	1,371,058	1,380,341	1,389,267	1,397,810
Mortgage A	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	(80,038)	(79,394)	(78,717)	(78,006)	(77,258)	(76,471)	(75,645)	(74,776)	(73,863)	(72,903)
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
DDF	(199,814)	(211,448)	(222,880)	(234,092)	(245,067)	(255,787)	(15,435)	-	-	-
Cash Flow	-	-	-	-	-	-	250,799	276,386	286,225	295,728
DCR Mortgage A	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27
Oper Exp Coverage Ratio	1.79	1.78	1.76	1.74	1.73	1.71	1.70	1.68	1.67	1.65
Mortgage A Balance	17,643,186	17,492,749	17,334,616	17,168,393	16,993,665	16,809,998	16,616,934	16,413,993	16,200,669	15,976,431
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										
DDF Balance	1,184,709	973,261	750,381	516,289	271,222	15,435	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2013-0 Harbor Square, Hinesville, Liberty County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount		Yr 1 Asset Mgt Fee Percentage of EGI:	
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.500%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	3,805,369	3,881,476	3,959,106	4,038,288	4,119,054	4,201,435	4,285,464	4,371,173	4,458,596	4,547,768
Ancillary Income	76,107	77,630	79,182	80,766	82,381	84,029	85,709	87,423	89,172	90,955
Vacancy	(271,703)	(277,137)	(282,680)	(288,334)	(294,100)	(299,982)	(305,982)	(312,102)	(318,344)	(324,711)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,881,460)	(1,937,904)	(1,996,041)	(2,055,922)	(2,117,600)	(2,181,128)	(2,246,562)	(2,313,959)	(2,383,377)	(2,454,879)
Property Mgmt	(162,440)	(165,689)	(169,002)	(172,382)	(175,830)	(179,347)	(182,934)	(186,592)	(190,324)	(194,131)
Reserves	(159,926)	(164,724)	(169,666)	(174,756)	(179,998)	(185,398)	(190,960)	(196,689)	(202,590)	(208,667)
NOI	1,405,947	1,413,652	1,420,899	1,427,660	1,433,906	1,439,608	1,444,735	1,449,255	1,453,133	1,456,336
Mortgage A	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	(71,894)	(70,833)	(69,718)	(68,546)	(67,314)	(66,019)	(64,658)	(63,227)	(61,723)	(60,142)
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
DDF										
Cash Flow	304,874	313,639	322,002	329,935	337,413	344,409	350,898	356,849	362,231	367,015
DCR Mortgage A	1.37	1.37	1.38	1.39	1.39	1.40	1.40	1.41	1.41	1.42
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source	1.28	1.29	1.29	1.30	1.31	1.31	1.32	1.33	1.33	1.34
Oper Exp Coverage Ratio	1.64	1.62	1.61	1.59	1.58	1.57	1.55	1.54	1.52	1.51
Mortgage A Balance	15,740,720	15,492,950	15,232,503	14,958,732	14,670,954	14,368,452	14,050,474	13,716,228	13,364,881	12,995,558
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										
DDF Balance	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2013-0 Harbor Square, Hinesville, Liberty County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount		Yr 1 Asset Mgt Fee Percentage of EGI:	
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.500%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	4,638,724	4,731,498	4,826,128	4,922,651	5,021,104	5,121,526	5,223,956	5,328,435	5,435,004	5,543,704
Ancillary Income	92,774	94,630	96,523	98,453	100,422	102,431	104,479	106,569	108,700	110,874
Vacancy	(331,205)	(337,829)	(344,586)	(351,477)	(358,507)	(365,677)	(372,990)	(380,450)	(388,059)	(395,820)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(2,528,525)	(2,604,381)	(2,682,512)	(2,762,988)	(2,845,877)	(2,931,254)	(3,019,191)	(3,109,767)	(3,203,060)	(3,299,152)
Property Mgmt	(198,013)	(201,973)	(206,013)	(210,133)	(214,336)	(218,623)	(222,995)	(227,455)	(232,004)	(236,644)
Reserves	(214,927)	(221,375)	(228,016)	(234,857)	(241,902)	(249,160)	(256,634)	(264,333)	(272,263)	(280,431)
NOI	1,458,828	1,460,570	1,461,523	1,461,649	1,460,903	1,459,243	1,456,624	1,452,998	1,448,317	1,442,531
Mortgage A	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)	(1,029,179)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	(58,480)	(56,733)	(54,897)	(52,966)	(50,937)	(48,804)	(46,562)	(44,206)	(41,728)	(39,124)
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
DDF										
Cash Flow	371,169	374,658	377,448	379,503	380,787	381,259	380,883	379,613	377,410	374,227
DCR Mortgage A	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.41	1.41	1.40
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source	1.34	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35
Oper Exp Coverage Ratio	1.50	1.48	1.47	1.46	1.44	1.43	1.42	1.40	1.39	1.38
Mortgage A Balance	12,607,341	12,199,261	11,770,303	11,319,399	10,845,426	10,347,203	9,823,490	9,272,983	8,694,312	8,086,034
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										
DDF Balance	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2013-0 Harbor Square, Hinesville, Liberty County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount	 	Yr 1 Asset Mgt Fee Percentage of EGI:	
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.50%
Expense Growth Rate (3.00%)	 	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.500%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

<p>*** "D/S Other Source" is FHA mortgage insurance premium.</p>	
--	--

FINAL THRESHOLD DETERMINATION (DCA Use Only)

DCA's Comments / Approval Conditions:

1.)
2.)
3.)
4.)
5.)
6.)
7.)
8.)
9.)
10.)
11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

A. Are any commitments submitted as "Under Consideration" which need final approval before July 12, 2013?

B. If yes, then state the applicable financial assistance/funding:

<< Select >>

Pass?

A) **No**

Applicant's comments regarding this section of Threshold:

This project is an existing HUD property that was originally developed in the early 1980's and is in need of rehabilitation. We certify that the federal subsidies and sources on this property are a HUD 221(d)4 federally-insured loan, tax-exempt bonds, tax credits and 100% HUD project-based rental assistance. The project is financially feasible, and the rents shown here match the current HUD-approved contract rents. The housing assistance payments agreements has been provided for review under Tab #1. Permanent and construction financing will be provided by Walker & Dunlop, LLC. Construction financing will also be provided through a bridge loan from Community and Southern Bank. Federal tax credit equity will be provided by R4 Capital, LLC, and state tax credit equity will be provided by Sugar Creek Realty, LLC. Please find commitment letters for both included in Tab #1. In addition, a portion of the developer fee will be deferred as an additional source of funds. Please refer to a separate narrative on this topic, which is also provided in Tab #1.

DCA's Comments:

2 COST LIMITS

NOTE: Unit counts are linked to Rent Chart. Total Cost Limit Per Unit Types are auto-calculated. Show Historic units in Part VI Revenues & Expenses Tab - Unit Summary.

New Construction and Acquisition/Rehabilitation Projects

Historic Rehabilitation Projects that qualify for scoring point(s) under Historic Designations

Unit Type	Nbr of Units Proposed	Cost Limit	Total Cost Limit Per Unit Type
Efficiency		110,481 x 0 units =	
1 Bedroom	36	126,647 x 36 units =	4,559,292
2 Bedroom	184	154,003 x 184 units =	28,336,552
3 Bedroom	104	199,229 x 104 units =	20,719,816
4 Bedroom	16	199,229 x 16 units =	3,187,664
Totals	340		56,803,324

Nbr of Units Proposed	Cost Limit	Total Cost Limit Per Unit Type
	121,529 x 0 units =	
	139,312 x 0 units =	
	169,403 x 0 units =	
	219,152 x 0 units =	
	219,152 x 0 units =	

Pass?

Is this Criterion met?

Yes

Total Per Unit Cost Limit for Project

56,803,324

Note: if a PUCL Waiver has been approved by DCA, that amount would supercede the amounts shown at left.

Applicant's comments regarding this section of Threshold:

DCA's Comments:

Please refer to the rehab scope of work for additional breakdown of hard costs.

3 TENANCY CHARACTERISTICS

Pass?

This project is designated as:

Family

Applicant's comments regarding this section of Threshold:

DCA's Comments:

This is a family project. We have set aside a portion of the units for persons with disabilities.

4 REQUIRED SERVICES

Pass?

A. Applicants certify that all selected services will meet QAP policies. **Does Applicant agree?**

Agree

B. Specify from categories below at least 1 basic ongoing service for Family projects, or at least a total of 2 basic ongoing services from different categories for Senior projects:

1) Social and recreational programs planned and overseen by project mgr Specify:

The properties will host semi-monthly recreational programs, including but not limited to birthday club celebrations and movie nights. Please refer to the agreement provided under Tab #4.

2) Semi-monthly classes conducted on site Specify:

N/A

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

3) Other service approved by DCA

Specify:

N/A

Applicant's comments regarding this section of Threshold:

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

5 MARKET FEASIBILITY

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Stabilization period
- D. Overall capture rate for credit units
- E. List DCA tax credit projects (inside a 2-mile radius for urban or, for rural, the greater of a 10-mile radius or the local jurisdiction) for years 2009 - 2012. Include both DCA project number and project name in each case.

Pass?	
A.	Real Property Research Group, Inc.
B.	< 2 months
C.	< 2 months
D.	< 9%

	Project Nbr	Project Name
1	None	None
2	None	None

	Project Nbr	Project Name
3	None	None
4	None	None

	Project Nbr	Project Name
5	None	None
6	None	None

- F. Does the unit mix/rents and amenities included in the application match those provided in the market study?

F.	Yes
----	-----

Applicant's comments regarding this section of Threshold:

This submission includes three existing multi-family housing properties, which are all fully-subsidized and 100% occupied as of the time of application. The rehabilitation plan would have a positive impact on the existing market and will allow the properties to continue to serve this community. There are a few current tenants who are rent-burdened or over income, as is evidenced by the rent roll included in Tab #24. Given that few, if any, of the residents of the three properties will vacate their units during construction (other than those who are temporarily relocated and will be moved back to the property after renovation), the absorption and stabilization period for this project as proposed (with no net new units) should be negligible. However, the market study notes that assuming no more than 25% of the units are vacated and re-leased at any given time, the absorption and stabilization period will be less than two months for each property.

DCA's Comments:

6 APPRAISALS

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?

Pass?

A.	Yes
B.	Yes

If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name: ValueTech Realty Services, Inc.

- 1) Does it include the "as is" value, "as built/as complete" (encumbered), "as built/ as complete" (unencumbered) values of the proposed subject property and tax credit value?
- 2) Does the "as is" value delineate the value of the land and building?
- 3) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?

1)	No
2)	Yes
3)	

- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?

C.	No
----	----

- D. Has the property been:

- 1) Rezoned?
- 2) Subdivided?
- 3) Modified?

1)	No
2)	No
3)	No

Applicant's comments regarding this section of Threshold:

Question 6-B-3 has been intentionally left blank as this project does not include the use of any HOME funds.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

- A. Name of Company that prepared the Phase I Assessment:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?
 - 1) If "Yes", name of company that prepared the noise assessment?
 - 2) If "Yes", provide the maximum noise level on site in decibels:
 - 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

A. Dominion Due Diligence Group	B. No	
	C. Yes	
1) GEC Environmental Consultants		
2) 69.3		

Department of Defense Railway, nearby highways, Wright Army Airfield

- D. Is the subject property located in a:
 - 1) Brownfield?
 - 2) 100 year flood plain / floodway?
 - If "Yes":
 - a) Percentage of site that is within a floodplain:
 - b) Will any development occur in the floodplain?
 - c) Is documentation provided as per Threshold criteria?
 - 3) Wetlands?
 - If "Yes":
 - a) Enter the percentage of the site that is a wetlands:
 - b) Will any development occur in the wetlands?
 - c) Is documentation provided as per Threshold criteria?
 - 4) State Waters/Streams/Buffers and Setbacks area?

D. 1) No	
2) No	
a) N/A	
b)	
c)	
3) No	
a) N/A	
b)	
c)	
4) No	

- E. Has the Environmental Professional identified any of the following on the subject property:

1) Asbestos?	No		4) Mold?	No		7) Radon?	No	
2) Lead-based paint?	No		5) Lead in wtr?	No		8) Endangered species?	No	
3) Water leaks?	No		6) PCB's?	No		9) Historic designation?	No	

- 10) Other (e.g., Native American burial grounds, etc.) - describe:

Noise levels - See note below

- F. Is all additional environmental documentation required for a HOME application included?

1) Eight-Step Process for Wetlands and/or Floodplains required?	F. N/A
2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?	1)
3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?	2)
	3)

- G. If HUD approval has been previously granted, has the HUD Form 4128 been included?

G. Yes	
---------------	--

Applicant's comments regarding this section of Threshold:

The Phase I ESA reports for Raintree and Northgate identified noise levels at certain locations within these two properties which exceeded HUD and/or DCA guidelines. Noise mitigation plans were commissioned for these two properties (included with our application), and design recommendations from these mitigation plans were incorporated into the design.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

- A. Is site control provided through November 30, 2013?
- B. Form of site control:
- C. Name of Entity with site control:

Expiration Date:

Indefinite

B. Contract/Option

C. JT Hinesville, LP

Pass?

A.	Yes
B.	
C.	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

9 SITE ACCESS

- A. Is this site legally accessible by paved roads and are drawings or photographs included showing these roads?
- B. If access roads are not in place, does the application contain documentation evidencing a local commitment for the funding and the timetable for the completion of such paved roads?
- C. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, and are the plans for paving private drive, including associated development costs, adequately addressed in Application?

Pass?

A.	Yes
B.	
C.	Yes

Applicant's comments regarding this section of Threshold:

Please refer to the location and vicinity maps and properly executed access easement included under Tab #9

DCA's Comments:

10 SITE ZONING

- A. Is Zoning in place at the time of this application submission?
- B. Does zoning of the development site conform to the site development plan?
- C. Is the zoning confirmed, in writing, by the authorized Local Government official?
If "Yes":
 - 1) Is this written confirmation included in the Application?
 - 2) Does the letter include the zoning *and* land use classification of the property?
 - 3) Is the letter accompanied by a clear explanation of the requirements (copy of the applicable sections of the zoning ordinance for the stated classification)?
 - 4) Is the letter accompanied by all conditions of these zoning and land use classifications?
 - 5) If project is requesting HOME or HUD funds, does Local Government official also comment on whether project will include development of prime or unique farmland?
- D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site layout conforms to any moratoriums, density, setbacks or other requirements?
- E. Are all issues and questions surrounding the zoning and land use classification clearly defined prior to this application submission?

Pass?

A.	Yes
B.	Yes
C.	Yes
1)	Yes
2)	Yes
3)	Yes
4)	Yes
5)	No
D.	Yes
E.	Yes

Applicant's comments regarding this section of Threshold:

For question 10-C-5, our zoning letters do not address prime or unique farmland, however HUD has reviewed and accepted our letters as part of the application for mortgage insurance.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

Georgia Natural Gas
Georgia Power

Pass?

1)	Yes	
2)	Yes	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

- A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?
- B. Check all that are available to the site and enter provider name:
- 1) Public water
 - 2) Public sewer

City of Hinesville
City of Hinesville

Pass?

A1)	No	
A2)		
B1)	Yes	
B2)	Yes	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

13 LOCAL GOVERNMENT SUPPORT AND COMMUNITY ENGAGEMENT

Does documentation include:

- A. Evidence of public meetings regarding the proposed project to local government and residents of the community?
- B. Evidence of presentations regarding the proposed project to local government and residents of the community?
- C. Resolutions of support from local government officials?
- D. Letters of support from local government officials?

Pass?

A.	Yes	
B.	Yes	
C.	No	
D.	No	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

14 REQUIRED AMENITIES

Is there a Pre-Approval Form from DCA included in this application for this criterion?

Pass?	
No	

A. Applicant agrees to provide the following required Standard Site Amenities in conformance with the DCA Amenities Guidebook (select one in each category):

- 1) Community area (select either community room or community building):
- 2) Exterior gathering area (if "Other", explain in box provided at right):
- 3) On site laundry type:

A1) Room		
A2) Gazebo	If "Other", explain here	
A3) On-site laundry		

B. Applicant agrees to provide the following required Additional Site Amenities to conform with the DCA Amenities Guidebook.

The nbr of amenities required depends on the total unit count: **1-125 units = 2 amenities, 126+ units = 4 amenities;**

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Tot lot		
2) Computer center		

B. Agree	
Additional Amenities	
3) Arts and Crafts Room	
4)	
Additional Amenities (describe below)	
Guidebook Met?	DCA Pre-approv

C. Applicant agrees to provide the following required Unit Amenities:

- 1) HVAC
- 2) Refrigerator (Energy Star rated)
- 3) Dishwasher (Energy Star rated)
- 4) Stove
- 5) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR
- b. Electronically controlled solid cover plates over stove top burners

C. Agree	
1) Yes	
2) Yes	
3) Yes	
4) Yes	
5a) Yes	
5b) No	

D. Applicant agrees to provide the following additional required Amenities for Senior projects and Special Needs projects:

- 1) Elevators are installed for access to all units above the ground floor.
- 2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors
- 3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988
- b. If No, was a DCA Architectural Standards waiver granted?

D.	
1)	
2)	
3a)	
3b)	

Applicant's comments regarding this section of Threshold:

Question 14-D was intentionally left blank as this project is not designated as for seniors or special needs.

DCA's Comments:

--

15 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

A. Type of rehab (choose one):

B. Date of PNA:

C. Name of consultant preparing PNA:

D. Is 20-year replacement reserve study included?

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. Applicant agrees?

Pass?	
A. Wholesale	<<Select>>
B. November 13, 2013	
C. Dominion Due Diligence Group	
D. Yes	
E. Agree	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

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PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

16 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

- A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with instructions set forth in Manual?
- B. Are all site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

Applicant's comments regarding this section of Threshold:

--

DCA's Comments:

--

Pass?

--

A.

Yes	
-----	--

B.

Yes	
-----	--

17 BUILDING SUSTAINABILITY

- A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and Manual?
- B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and Architectural Manual?

Applicant's comments regarding this section of Threshold:

--

DCA's Comments:

--

Pass?

--

A.

Agree	
-------	--

B.

Agree	
-------	--

18 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2013 Accessibility Manual? Also, when two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.
- 2) Does this project comply with applicable DCA accessibility requirements detailed in the 2013 Architectural and Accessibility Manuals?
- B. 1) Will at least 5% of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents? Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- C. Applicant agrees to arrange for preconstruction plan review and inspection of project by a DCA-qualified consultant at least 3 times during construction in order to monitor grading operations, framing, and final compliance? DCA must be copied on all reviews/reports.

Applicant's comments regarding this section of Threshold:

--

DCA's Comments:

--

Pass?

--

A1).

Yes	
-----	--

2)

Yes	
-----	--

B1).

Yes	
-----	--

2)

Yes	
-----	--

C.

Yes	
-----	--

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

19 ARCHITECTURAL DESIGN & QUALITY STANDARDS

Is there a Waiver Approval Letter From DCA included in this application for this criterion?

Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

Pass?		
	No	
	No	

A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this project?

Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, construction of community buildings and common area amenities are not included in these amounts.

A.	Yes	
----	-----	--

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

<<Select exterior material /finish upgrade choice from options provided here>>

B.		
1)	No	

2) Major Bldg Component Materials & Upgrades (select one)

<<Select materials>>

2)	No	
----	----	--

C. Additional Design Options - not listed above, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application and Pre-Award Deadlines and Fee Schedule, and subsequently approved by DCA.

1) None

None

C.		
1)		
2)		

2) None

Applicant's comments regarding this section of Threshold:

This application, including the design and scope of work, is being submitted as approved by HUD. Not all architectural requirements of the DCA architectural manual are being met.

DCA's Comments:

20 QUALIFICATIONS FOR PROJECT PARTICIPANTS (PERFORMANCE)

Is there a pre-application Qualification of Project Participants Determination from DCA included in this application for this criterion?

Has there been any change in the Project Team since the initial pre-application submission?

DCA's pre-application Qualification of Project's Participants Determination indicated a status of (select one):

Qualified without Conditions

Pass?		
	Yes	
	No	

DCA Final Determination

Applicant's comments regarding this section of Threshold:

DCA's Comments:

21 COMPLIANCE HISTORY SUMMARY

A. If not submitted at pre-application, has the principal and entities of each General Partner, Developer, Management Company and Project Consultant(s) submitted a complete and correct DCA Performance Workbook, which includes the DCA Compliance History Summary Form?

B. Is completed compliance questionnaire for each General Partner, Developer, and project consultant(s) included in the Performance Workbook?

C. Is the completed Organizational Chart included in the application?

D. Has Applicant included executed DCA MultiState Release Form for other state housing agencies?

Pass?		
A.	No	
B.	No	
C.	No	
D.	No	

Applicant's comments regarding this section of Threshold:

The DCA Performance Workbook, including Compliance History Summary Form and compliance questionnaire, was submitted at pre-application for the 2013 Competitive Round. Per DCA's General Questions & Answers Posting #7 on May 22, 2013, the Performance Workbook, Compliance Questionnaire, Organizational Chart, Compliance History and background check are not being resubmitted with this application. A copy of the qualification determination from DCA is included in Tab #18.

Please refer to the tab in our application marked "Other" for a narrative explanation of an outstanding compliance issue of which DCA is already aware.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

22 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE

	Pass?	
A. N/A		
B. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with nor controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes?		
C. Does the qualified non-profit materially participate in the project as described in IRC Section 469(h)?		
D. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity?		
E. Is this entity a corporation with 100 percent of its stock held by one or more qualified non-profit organizations at all times during its existence?		
F. Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?		
G. Is a copy of the GP joint venture agreement that indicates non-profit's general partnership interest and developer fee amount included in application?		

Applicant's comments regarding this section of Threshold:

Section 22 was intentionally left blank because this project is not eligible for the non-profit set-aside.

DCA's Comments:

23 ELIGIBILITY FOR CREDIT UNDER THE PRESERVATION SET-ASIDE

Indicate all that apply to the proposed project.

A. Eligible

- 1) The project has DCA HOME and has met the statutory period of affordability or will meet the statutory period of affordability by Dec 31, 2013.
- 2) An existing tax credit property which has met or will meet the 15-year Compliance Period prior to the earlier of the date of acquisition by the new development owner or the end of the year of the carryover allocation.
- 3) Project is under development by a local public housing authority using replacement housing factor (RHF) funds or a loan secured by the assets and/or capital funds of the PHA as the primary source of financing.
- 4) Project has a project-based Section 8 contract but is eligible to opt out of that contract with a one-year notice to tenants. The Contract is out of its original term and in a renewal period of 5 years or less.
- 5) Existing HUD 236 project. The Interest Reduction Payment (IRP) will be decoupled from the Section 236 agreement if housing credits are awarded (exceptions permitted on case-by-case basis). The affordability requirements of the Section 236 agreement will also be maintained for the property.
- 6) Other affordable non-public housing project that has existing funding from HUD, is severely deteriorated, and has been designated by HUD as a preservation project that is in danger of losing its affordability.
- 7) Existing U.S. Department of Agriculture, Rural Development (RD) project with Section 515 financing and project based rental assistance for at least fifty percent (50%) of the units.

B. Ineligible

- 1) Outstanding or uncured major non-compliance issues
- 2) Functional obsolescence
- 3) Development will cause a 10% increase or greater in rents
- 4) Property is in substantially good condition and does not need immediate recapitalization
- 5) Poor condition of the property is the result of the willful deferral of maintenance by the owner
- 6) Development will result in a loss of units
- 7) Units are not at risk of losing affordability if converted to market units
- 8) Primary purpose is to subsidize an ownership transfer

Applicant's comments regarding this section of Threshold:

Section 23 was intentionally left blank because this project is not eligible for the preservation set-aside.

DCA's Comments:

Pass?

A.		
1)		
2)		
3)		
4)		
5)		
6)		
7)		
B.		
1)		
2)		
3)		
4)		
5)		
6)		
7)		
8)		

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

- A. Name of CHDO: **N/A** Name of CHDO Managing GP: **N/A**
- B. Is a copy of the State CHDO pre-qualification/renewal letter included in the Application?
- C. Is the CHDO either the sole general partner of the ownership entity or the managing general partner of the ownership entity (the CHDO must also exercise effective control of the project)?
- D. If the CHDO is a GP with a for-profit or non-profit general partner, does the CHDO own at least 51% of the general partnership interest?
- E. Does the CHDO (or a wholly owned or controlled affiliate) receive a percentage of the Developer Fee greater than or equal to the percentage of ownership interest?
- F. Is a copy of the GP/joint venture agreement indicating CHDO's GP interest and its share (or the share of the wholly owned and controlled affiliate) of Developer Fee included in Application?
- G. Do all parties understand that the CHDO must exercise effective control of the partnership throughout the period of affordability?

Pass?	

Applicant's comments regarding this section of Threshold:

Section 24 was intentionally left blank because this project is not eligible for the non-profit set-aside.

DCA's Comments:

25 ADDITIONAL HUD REQUIREMENTS

- A. The Census Tract for the property is characterized as [Choose either *Minority concentration* (50% or more minority), *Racially mixed* (25% - 49% minority), or *Non-minority* (less than 25% minority)]:
- B. List all contiguous Census Tracts: **13179010-400,-103,-205,-202,-207,-206,-102**
- C. Is Contract Addendum included in Application?

Pass?	
	<<Select>>

Applicant's comments regarding this section of Threshold:

DCA's Comments:

26 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living
- C. Non-profit Federal Tax Exempt Status
- D. Scattered Site Developments
- E. Other (If Yes, then also describe):

Pass?	
	Yes
	No
	No
	No

Applicant's comments regarding this section of Threshold:

Legal opinions for Credit Eligibility for Assisted Living and Non-profit Federal Tax Exempt Status are not included with this application because none of these are included in this project. Please refer to the legal opinions for Acquisition and the narrative that has been provided in lieu of a Scattered Site legal opinion under Tab #23.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

27 RELOCATION AND DISPLACEMENT OF TENANTS

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the sources other than DCA HOME considered to be Federal Funding?
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).
2) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from Relocation Displacement Spreadsheet:

1) Number of Over Income Tenants	7		4) Number of Down units	-	
2) Number of Rent Burdened Tenants	-		5) Number of Displaced Tenants	7	
3) Number of Vacancies	9				
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

1) Individual interviews	Yes		3) Written Notifications	Yes	
2) Meetings	Yes		4) Other - describe in box provided:	TBD - As Needed	

Pass?		
A.	Yes	
B1)	Yes	
2)	Yes	
C.	Yes	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

28 MARKETING TO POPULATIONS WITH DISABILITIES OR THE HOMELESS

- A. If selected, does the Applicant agree to prepare and submit a Marketing plan incorporating outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. If selected, does the Applicant agree to prepare and submit a Marketing plan which affirmatively markets to persons with disabilities and the homeless?
- C. If selected, does the Applicant agree to prepare and submit a Marketing plan which establishes and maintains relationships between the management agent and community service providers?
- D. If selected, does the Applicant agree to prepare and submit a Marketing plan that includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of Targeted Population tenants and must not violate federal or state fair housing laws.
- F. If selected, does the Applicant agree to designate these populations as having priority for units with rental assistance if allowable under their rental assistance agreements?

Pass?		
A.	Agree	
B.	Agree	
C.	Agree	
D.	Agree	
E.	Agree	
F.	Agree	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

29 OPTIMAL UTILIZATION OF RESOURCES

Applicant's comments regarding this section of Threshold:

We believe that the age of this project and the preservation of both affordable housing and rental assistance make this an excellent candidate for receipt of tax credits. In aggregate, these three properties make up a significant portion of the available, affordable housing stock in the Hinesville market, and the rehabilitation of these units will have a major positive impact on the overall community.

DCA's Comments:



PART NINE - SCORING CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

				Score Value	Self Score	DCA Score
				TOTALS:	103	10
1. APPLICATION COMPLETENESS/ORGANIZATION		<i>(Applicants start with 10 pts. Any points entered will be subtracted from score value)</i>		10	10	10
A. Missing or Incomplete Documents	Number: 0	For each missing or incomplete document, one (1) point will be deducted			A.	
Organization	Number: 0	One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions		1		
B. Financial and Other Adjustments	Number: 0	2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment.			B.	

Applicant's comments regarding this section of scoring:

The scoring section has not been completed since this application is not part of the competitive round.

DCA's Comments:		Enter "1" for each item		Enter "1" for each item		Enter "1" for each item	
A. Missing / incomplete documents:		Nbr	0	B. Financial adjustments/revisions requested:		Nbr	0
Documents not organized correctly:		Nbr	0			Nbr	0
1				1			
2				2			
3				3			
4				4			
5				5			
6				6			
7				7			
8				8			
9				9			
10				10			
11				11			
12				12			

2. DEEPER TARGETING / RENT AND INCOME RESTRICTIONS				4	0	0
A. Deeper Targeting through Rent Restrictions	Nbr units to have these restrictions:	<input type="text"/>	Percent of Residential Units:	<input type="text" value="0.00%"/>	3	Min 15.00%
B. Deeper Targeting through new PBRA Contracts	Nbr units to have PBRA for 10+ yrs:	<input type="text"/>	Percent of Residential Units:	<input type="text" value="0.00%"/>	4	percent: 30.00%

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

		Score Value	Self Score	DCA Score
TOTALS:		103	10	10
3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS	See QAP Scoring for further requirements. Applicants must complete Desirable/Undesirable Certification form.	12	0	0
A. Desirable Activities (1 or 2 pts each - see QAP)		12	A.	
B. Undesirable Sites (1 pt subtracted each)		various	B.	

Applicant's comments regarding this section of scoring:

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS	Choose one. See scoring criteria for further requirements and information	3	0	0
A. Site is adjacent to (within 300 ft) of an established public transportation stop		3	A.	
B. Site is within standard walking distance (1/4 mile or less) of an established public transportation stop		2	B.	
C. Site is within close proximity (1/2 mile or less) of an established public transportation stop		1	C.	

Applicant's comments regarding this section of scoring:

DCA's Comments:

5. BROWNFIELD (With EPA/EPD Documentation)	See scoring criteria for further requirements and information	2		
Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:	<input type="text"/>			

Applicant's comments regarding this section of scoring:

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS	Choose only one. See scoring criteria for further requirements.	<input type="text" value=" <Select a Sustainable Development Certification>"/>	3	0	
A. Sustainable Communities Certification			3	Yes/No	Yes/No
Project seeks to obtain a sustainable community certification from the program chosen above:					
1. EarthCraft Communities				A.	
a) Site Analysis Packet as defined in EarthCraft Communities Guidebook was submitted and reviewed by both DCA and EarthCraft Communities administrators at Pre-application?				1a)	
b) Project seeks points under the "conservation" development form?				1b)	
c) Project seeks points for certification in following categories:				1c)	
<input type="text"/> district heating and cooling	<input type="text"/> renewable electric generation	<input type="text"/> alternative thermal production			
2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND)				Yes/No	Yes/No
a) Feasibility study prepared by a LEED APND that evaluates the feasibility of the proposed project meeting LEED ND criteria was submitted and reviewed by DCA at Pre-Application?				2a)	
b) Project seeks points for certification in following categories:				2b)	
<input type="text"/> on site renewable energy sources					
<input type="text"/> district heating and cooling					

PART NINE - SCORING CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

TOTALS:	Score Value	Self Score	DCA Score
	103	10	10

B. Sustainable Building Certification

1. Project commits to obtaining a sustainable building certification from the program chosen above?
2. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
3. Project will meet program threshold requirements for Building Sustainability?
4. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

2	Yes/No	Yes/No
1.		
2.		
3.		
4.		

Applicant's comments regarding this section of scoring:

DCA's Comments:

7. STABLE COMMUNITIES / REDEVELOPMENT / REVITALIZATION

<Select a Stable Communities/Redevelopment/Revitalization option>

4	0	
---	---	--

Choose only one option under A or only one option under B. Indicate selection in box above. Additional required questions depending on option selected:

A. Stable Communities

1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):
2. Less than < Select > below Poverty level (see Income) Actual Percent
3. Designated Middle or Upper Income level (see Demographics) Designation:

4	Yes/No	Yes/No

B. Community Redevelop / Revitalization Plans and Strategies

Website address displaying Plan information:

1. Statutory Redevelopment Plans

- a) Project is located in area w/ ongoing Redevelopment Plan adopted by the local govt: City of Hinesville, Georgia
- b) Redevelopment Plan has been formulated by the local government under O.C.G.A.: <<Select statute>>
- c) Redevelopment Plan is current? Date Redevelopment Plan adopted by local govt:
- d) Redevelopment Plan clearly targets the specific neighborhood in which the project is located? Page nbr(s):
- e) Redevelopment Plan clearly documents its' direct effect on the site of the proposed project? Page nbr(s):

2	Yes/No	Yes/No
1a)		
b)		
c)		
d)		
e)		

2. Redevelopment Zones

Type: <<Select>>
Name of concerted community revitalization plan:

Identifier/Nbr:

2	Yes/No	Yes/No
2.		

3. Local Redevelopment Plan - includes items below?

Name of Plan:

Date adopted:

- a) Adopted on or before January 1, 2013?
- b) A discussion of potential sources of funding for the plan;
- c) A clearly delineated target area that includes the proposed project site
- d) Detailed policy goals (one of which must be the rehabilitation or production of affordable rental housing)
- e) Implementation measures along with specific time frames for the achievement of such policies and housing activities.
- f) The proposed development project must support at least one of the goals of the redevelopment or revitalization plan;
- g) An assessment of the existing physical structures and infrastructure of the community

Page nbr(s):
Page nbr(s):
Page nbr(s):
Page nbr(s):
Page nbr(s):
Page nbr(s):

1	Yes/No	Yes/No
3a)		
b)		
c)		
d)		
e)		
f)		
g)		

Is the Plan:

- h) Formulated by Owner of project and submitted to a local government for approval?
- i) A short-term work plan?
- j) A comprehensive plan, consolidated plan, municipal zoning plan or land use plan?
- k) More than four years old?

h)
j)

i)
k)

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

		Score Value	Self Score	DCA Score
TOTALS:		103	10	10
8. PHASED DEVELOPMENTS / PREVIOUS PROJECTS	<i>(choose only one)</i>	3	0	0
A. Phased Developments		3	A.	1.
1. Is the proposed project part of a Public Housing Authority's master plan for redevelopment in which one or more phases received an allocation of 9% tax credits within the past 3 funding rounds and at least one phase has commenced construction per that allocation?				
If Yes, indicate DCA Project Nbr and Project Name of that phase: Number: <input style="width: 80px;" type="text"/> Name: <input style="width: 230px;" type="text"/>				
2. Was the community originally designed as one development with different phases?				
3. Are any other phases for this project also submitted during the current funding round?				
4. Was site control over the entire site (including all phases) in place when the initial phase was closed?				
OR B. Previous Projects NOTE: Score will be auto-filled based on the number of funding cycles selected below.		3	B.	0
Proposed development site is w/in the boundaries of a Local Government where a 9% Credit, 4% Credit and/or HOME project has not been awarded w/in last OR is located outside of a 2-mile radius from such a funded project in Urban areas or outside of a 10-mile radius from such a project in Rural areas.		<input style="width: 50px;" type="text" value="3"/>	<input style="width: 50px;" type="text" value="0"/>	DCA funding cycles
Applicant's comments regarding this section of scoring:				
DCA's Comments:				

9. MARKET	2	<input style="width: 40px;" type="text"/>	<input style="width: 40px;" type="text"/>
For DCA determination:			
a) Have occupancy rates at comparable DCA properties experienced a significant decline (more than 5% over a two year period)?		a)	Yes/No
b) Are more than two DCA funded projects in primary market area which have occupancy rates of less than 90% and compete for same tenant base as proposed project?		b)	
c) Has there been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population?		c)	
d) Is there less than a 10% difference in proposed rents and market rate rents at comparable properties?		d)	
e) Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?		e)	
Applicant's comments regarding this section of scoring:			
DCA's Comments:			

10. WAIVER OF QUALIFIED CONTRACT RIGHT / TENANT OWNERSHIP PLAN	<i>(choose only one)</i>	1	0	0
A. Waiver of Qualified Contract Right	Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?	<input style="width: 100px;" type="text"/>	A.	
B. Tenant Ownership	Applicants commit to a plan for tenant ownership at end of compliance period (only applies to single family units).	<input style="width: 100px;" type="text"/>	B.	
Applicant's comments regarding this section of scoring:				
DCA's Comments:				

PART NINE - SCORING CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

	Score Value	Self Score	DCA Score
TOTALS:	103	10	10
11. NON-PROFIT			
Nonprofit Setaside selection from Project Information tab: <input type="text" value="No"/>	3		
Is the applicant claiming these points?			
Is the required documentation included in the appropriate tab of the application?			

Applicant's comments regarding this section of scoring:

DCA's Comments:

12. RURAL (80 total units or less, must be 100% new construction)	<input type="text" value="340"/> Total Units	<input type="text" value="0.00%"/> % New Construction	3		
Each Applicant will be limited to claiming these points for one project in which they have a direct interest and which involves 100% new construction of 80 or fewer units. Failure by the Applicant to designate these points to qualified projects, or to incorrectly designate these points, will result in no points being awarded.					
<i>Applicant's comments regarding this section of scoring:</i>			<i>DCA's Comments:</i>		

13. DCA COMMUNITY INITIATIVES			1		
Letter from a designated	<<Select a DCA Community Initiative>>	that clearly:	Yes/No	Yes/No	
A. identifies the project as located w/in political jurisdiction:	<input type="text" value=" < Select applicable GICH >"/>	<input type="text" value=" <Select Community of Opportunity>"/>			
B. is indicative of the community's affordable housing goals					
C. identifies that the project meets one of the objectives of the Community					
D. is executed by the official representative of the Community					

Applicant's comments regarding this section of scoring:

DCA's Comments:

14. LEVERAGING OF RESOURCES		7	0	0
Indicate which of the following criteria the project will meet:		Yes/No	Yes/No	
1.	Funding or assistance provided will be binding and unconditional except as set forth in this section.			
2.	Resources will be utilized if the project is selected for funding by DCA			
3.	Loans are for both construction and permanent financing phases			
4.	Loans are for a minimum period of ten years and reflect interest rates at or below AFR.			
5.	Commitment or award documentation meets the terms and conditions as applicable specified in Appendix I, Threshold Criteria, Section I (I).			

PART NINE - SCORING CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

				Score Value	Self Score	DCA Score
				TOTALS:	103	10
				4	0	0
A. Grants/Loans						
1. Qualifying Sources						
	Amount	Amount				
a) Community Development Block Grant (CDBG) program funds						
b) Federal Home Loan Bank Affordable Housing Program (AHP)						
c) HOME Funds						
d) NSP						
e) Beltline Grant						
f) Housing Opportunity Bonds						
g) HUD 202 or 811 program funds						
h) Historic tax credit proceeds						
i) Replacement Housing Funds						
j) Grant funds from nonprofit organizations						
k) Loans with interest rates below AFR from nonprofit organizations						
l) Grant funds from government entities						
m) Loans with interest rates below AFR from government entities						
n) Other funding sources approved at DCA's sole discretion						
Total Qualifying Sources (TQS):	0	0				
2. Point Scale	Total Development Costs (TDC):	32,649,331				
	TQS as a Percent of TDC:	0.0000%				
					0.0000%	
B. Local Government / Non-profit Contribution						
Project receives long-term (no less than 45-year) ground lease from a local public housing authority, local government or a charitable nonprofit organization for nominal consideration and no other land costs.						
1						
C. Off Site Improvement, Amenity and Facility Investment						
2						
Name of Unrelated Third Party						
Description of Improvement(s)						
Full Cost of Improvement / Percent of TDC:						
0.0000%						
0.0000%						
Applicant's comments regarding this section of scoring:						
DCA's Comments:						
15. SUPERIOR PROJECT CONCEPT AND DESIGN						
6						
A. Innovative Project Concept and Design						
Is the applicant claiming these points?						
6						
If Yes, a form for applicant's required narrative is located in Tab IX-B of this electronic core application. Is a completed printed copy of this narrative (no more than two pages) included in the application binder where indicated by the Tabs Checklist?						
B. Community-Driven Housing Strategies						
Is the applicant claiming these points?						
3						
Is the required documentation included in the appropriate tab of the application as determined by the Tabs Checklist?						
Applicant's comments regarding this section of scoring:						
DCA's Comments:						

PART NINE - SCORING CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

	Score Value	Self Score	DCA Score
TOTALS:	103	10	10
16. INTEGRATED SUPPORTIVE HOUSING	6	0	0
A. Agreement to accept PBRA for Target Population	3	A.	
Applicant agrees to accept government project-based rental assistance for up to 15% of the units for the purpose of providing integrated housing opportunities to individuals with mental illness, as defined in the Settlement Agreement between the State of Georgia and the Department of Justice (#1:10-CV-249-CAP) and to individuals eligible to participate in the Money Follows the Person program.			
B. Target Population Preference	3	B.	
Applicant's comments regarding this section of scoring:			

DCA's Comments:

17. HISTORIC PRESERVATION	(choose only one)	3	0	0
A. The property is an adaptive reuse of a certified historic structure (either listed individually on the National Register, or as a contributing structure in a National Register Historic District), or is deemed via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register.		3	A.	
OR B. The property is certified historic structure (either listed individually on National Register, or as contributing structure in a National Register Historic District), or is deemed via Georgia DNR-HPD approved NPS Part 1-Evaluation of Significance to have preliminary determination of listing on National Register.		1	B.	
Applicant's comments regarding this section of scoring:				

DCA's Comments:

18. PRESERVATION PRIORITY POINTS		20	0	0
A. Core Priority	Select Preservation Set Aside and Preservation in "Part I Project Info" tab. Enter Y in Threshold 23 Preservation Eligibility.	6	A.	
1. DCA HOME Properties	Application proposes to pay the full balance of a DCA HOME loan where the minimum statutory period of affordability has expired?	6	1.	
OR 2. Expiring Tax Credit Properties	Application proposes to rehabilitate an existing tax credit property which has met or will meet the 15-year Compliance Period prior to the earlier of the date of acquisition by the new development owner or the end of the year of the carryover allocation. (Only properties that originally received an award of 9% credits and continue to be subject to extended use restrictions are eligible for points.)	4	2.	
OR 3. HUD Properties		3	3.	
a) Project is under development by a local public housing authority using replacement housing factor (RHF) funds or a loan secured by the assets and/or capital funds of the PHA as the primary source of financing?			a)	
b) Project has a project-based Section 8 contract but is eligible to opt out of that contract with a one-year notice to tenants. To be eligible to opt out, the Contract must be out of its original term and in a renewal period of 5 years or less.			b)	
c) Project is an existing HUD 236 project. The Interest Reduction Payment (IRP) will be decoupled from Section 236 agreement if housing credits are awarded (exceptions permitted on case-by-case basis). The affordability requirements of Section 236 agreement will also be maintained for the property.			c)	
d) Project is an affordable non-public housing project that has existing funding from HUD, is severely deteriorated and has been designated by HUD as a preservation project that is in danger of losing its affordability.			d)	

PART NINE - SCORING CRITERIA - 2013-0 Harbor Square, Hinesville, Liberty County

	Score Value		Self Score	DCA Score
TOTALS:	103		10	10
B. Add-On Priorities	14	B.	0	0
1. Project-Based Rental Assistance or Subsidies	4	1.	0	0
a) Application proposes to preserve an affordable housing property receiving project-based rental subsidies for 100% of the total residential units that is within two years of any permitted prepayment or subsidy contract expiration with a likely conversion to market rate housing or equivalent loss of low income use restrictions. The property must also have been designated by HUD as a High priority project.	4	a)		
or b) Application preserves a project with a commitment of government-awarded rental assistance or subsidies for at least 30% of low-income units for a minimum of five (5) years. This percentage will be calculated based on the total residential units (common space employee units will not be included in the total residential units).	2	b)		
2. Not Previously Rehabilitated	1	2.		
3. Average Occupancy	2	3.	0	0
a) Application has a documented average physical occupancy of at least 90% for the 6 months period prior to Application submission (December to May)	2	a)		
or b) Application has a documented average physical occupancy of at least 80% for the 6 months period prior to Application submission (December to May)	1	b)		
4. Compliance Period	3	4.	0	0
a) Application will rehabilitate an existing tax credit property with a Compliance Period that began at least 20 years prior to the application deadline.	3	a)		
or b) Application will rehabilitate an existing tax credit property with a Compliance Period that began at least 18 years prior to the application deadline.	2	b)		
5. Hard Costs Proportion Application construction hard costs are at least 45% of TDC. 32.8070%	2	5.		
6. High Performing School Zones	3	6.		
Application preserves a Family property which is located in the attendance zone of a high-performing elementary school. DCA defines a high-performance school as one in which each grade level meets or exceeds the average state achievement level.				

Applicant's comments regarding this section of scoring:

DCA's Comments:

19. COMPLIANCE / PERFORMANCE

Is there a Pre-Determination Letter From DCA included in this application for this criterion?

	10	0	0
A.			
B.			

A. Owner/Developer

B. Manager (Pass or Fail)

Applicant's comments regarding this section of scoring:

DCA's Comments:

*** Check point score value for this criteria

TOTAL POSSIBLE SCORE	103	10	10
TOTAL SCORE WITHOUT PRESERVATION POINTS		10	10

Scoring Section 15A - Innovative Project Concept and Design Narrative

Harbor Square
Hinesville, Liberty County

<< Enter paragraph(s) here. Press and hold Alt-Enter to start new paragraphs. >>

Scoring Section 15A - Innovative Project Concept and Design Narrative

Harbor Square
Hinesville, Liberty County

Georgia Department of Community Affairs
Housing Finance and Development Division
60 Executive Park South, NE.
Atlanta, Georgia 30329-2231

Re: Application for Low-Income Housing Tax Credit and/or HOME Funding

To DCA:

This Application is submitted in accordance with the 2013 Qualified Allocation Plan and the Housing Finance and Development Division Manuals. In submitting this Application for funding consideration, the undersigned applicant hereby certifies:

- 1) I understand that, in the event an allocation (or an allowance) for LIHTCs was obtained with false information supplied to the DCA, the DCA will recapture the LIHTCs or request that the IRS deny tax credits to the Applicant entity. Also, the supplier of such false information, including the developer or owner, will be barred by the DCA from program participation for a period of five (5) years from the date the false information was discovered, in accordance with a Memorandum of Understanding between the Internal Revenue Service and the Georgia Housing and Finance Authority.
- 2) I am responsible for ensuring that the project consists or will consist of a qualified low-income building (or buildings) as defined in the Internal Revenue Code section 42(c)(2) and will satisfy all applicable requirements of State and Federal tax law in the acquisition, development and operation of the project to receive State and federal housing tax credits.
- 3) I am responsible for all calculations and figures relating to the determination of the eligible basis of the building(s). I understand and agree that the amount of the credit is allocated by reference to the figures that I submit as to eligible and qualified basis. I understand that the actual amount of credit allocated may vary somewhat from the amount initially reserved or committed due to (a) the determination by the Georgia Department of Community Affairs ("DCA") as to the amount of credit necessary for the financial feasibility of the project and its viability as a qualified low-income housing project; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing credit percentage; and (d) availability of the credit.
- 4) I understand and agree that DCA makes no representations or warranties regarding the financial feasibility of the project, the amount of credit, or the appropriateness of the allocation of the credit and makes no independent investigation as to the eligible and qualified basis and that any and all credit awards and credit amounts are solely based on representations made by me. I therefore agree to hold harmless and indemnify DCA and the individual directors, employees, members, officers, and agents of DCA in the event that I or anyone acting on my behalf, at my request or by and through me incurs any loss in conjunction with the project, diminution of the credit, loss of the credit, recapture of part or all of the credit or failure to allocate the credit requested in my Application.
- 5) I understand and agree that neither DCA nor any of its individual directors, employees, members, officers, or agents assume any responsibility or make any representations or warranties with respect to: (i) the amount or availability of credit for the project; or (ii) the financial feasibility of the project.

- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA or other DCA-generated documents relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act.
- 7) I understand that any misrepresentations in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.
- 8) I certify that all Federal, State and local subsidies have been disclosed and revealed.

In addition, Applicant understands:

- The above certifications are of a continuing nature and apply at all stages of the Application process: initial application, commitment, and final allocation/funding.
- The State of Georgia Department of Community Affairs (DCA) must be notified of any subsequent events or information, which would change any statements or representations in the attached Application or amendments thereto;
- DCA reserves the right to verify all information or documents used in processing the Application, including requiring credit checks on all parties involved in the transaction. Applicant hereby authorizes the financing bank, accountant, mortgage lender, creditors, other state housing agencies and others sources identified in the Application to release information to DCA or its designee in order to verify the accuracy of information in the Application and amendments thereto.

Applicant agrees and understands that it may be charged for all fees and costs incurred by DCA in the inspection of funded properties during and after construction and in the enforcement of DCA regulations and policies.

Under penalty of perjury, to the best of my knowledge, I certify that all of the information in the attached Application, including all supporting documentation, is correct, complete and accurate.

APPLICANT/OWNER

_____ Printed Name

_____ Title

_____ Signature

_____ Date

[SEAL]