

**2014 Application Tabs Checklist for: Forest Ridge Apartments, Waynesboro,**

For any information deemed necessary for any Threshold and/or Scoring categories, but that is not listed specifically on information under the last Tab (labeled "Additional"). Please note that the Tabs Checklist may r

Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
<b>Completed Tabs Checklist</b>			
00	Project Overview	00	Core Application including Project Narrative
		01	Application Letter Certification
		02	Copy of Tax Exempt Bond Inducement Resolution, if applicable
		03	Public Benefits Affidavit
		04	Public Benefits Affidavit secure and verifiable documentation
		05	Documentation from USDA confirming project is located in a rural area, if applicable
		06	Waiting List Document for the Tie-Breaker
<b>Appendix I: Threshold</b>			
01	I. Feasibility	01	Applicable PHA rent and Utility Allowance limits
	Section 6	02	PBRA agreement, including most recent rent and utility allowance adjustment, if applicable; also include approval of proposed target population preference, or HUD designation as High Priority, if applicable
	Section 7		
	Section 8	03	01 Copy of Draft Developer Agreement 02 Draft note for Deferred Developer Fee, if applicable
	Section 9	04	01 Preliminary Commitments for all financing and equity 02 HUD confirmation from HUD that application is under serious consideration, if applicable 03 USDA Notice to Proceed, if applicable 04 AHP confirmation that FHLB is reviewing application, if applicable 05 Final confirmation for HUD, USDA and AHP; or Alternate financing
	Section 10	05	01 Assumption of Existing Debt, if applicable 02 Copy of original Promissory Note and any amendments and modifications to it 03 Copy of original Loan Agreement and any amendments and modifications to it 04 Copy of original Mortgage, Deed to Secure Debt, or Trust and any amendments and modifications to it
		06	Documentation, explanation and / or calculation for real estate tax expense and insurance expense project
		07	Three years' audited operating statements, if applicable
02	II. Cost Limits	01	Copy of DCA waiver of cost limit, if applicable
03	III. Tenancy	01	Copy of instructions and corresponding compliance with regard to Other tenancy, if applicable
04	IV. Services	01	Copy of Other Services approval by DCA, if applicable
	Section A	02	Final Binding Contract for Proposed Services must be provided prior to issuance of forms 8609, if applicable
	Section B		
05	V. Market	01	Market Study
06	VI. Appraisal	01	Appraisal, applicable if there is an Identity of Interest between Buyer and Seller
07	VII. Environmental	01	For HOME/HUD funded projects, including but not limited to PBRA: Site and Neighborhood Standards for
	Section 2	02	Environmental Phase I including DCA required non-scope items a) through I)
	(For hard copy, move tab to separate binder, please)	03	Environmental Phase II, if applicable
		04	Other (Specify)
08	VIII. Site Control	01	Documentation of Site Control evidencing legal control by proposed GP or LP

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
		02	Ground lease
		03	Legal Description
		04	HOME Contract Addendum (if applicable) / or right to withdraw
09	IX. Site Access	01	Legally accessible Access to Site must include appropriate drawings, survey or other documentation, as ;
		02	Comitment for funding
		03	Proof of ownership and easements

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10	X. Zoning	01	Zoning confirmation letter	
		02	Explanation or copy of applicable zoning ordinance	
		03	HOME funds: see HOME/HUD Environmental Guidance	
		04	Architectural Site Conceptual Development Plan in graphic or narrative form demonstrating zoning compl	
11	XI. Utilities	01	Letter, signed and on letterhead, from appropriate utility company confirming the availability and capacity	
12	XII. Water/sewer	01	Letter, signed and on letterhead, from public water and sewer authority confirming the availability and cap	
		02	Evidence of easements and commitments from utility procedures necessary to extend utilities to property	
		03	Verification of annexation and improvements, if applicable	
13	XIII. Local Gov't	01	Public Notice of meetings	
		02	Evidence of public meeting and presentations to local government and residents of surrounding commun	
		03	Resolutions or letters of support from Local Government officials (optional)	
14	XIV. Amenities	01	Pre-approval of amenities not included in Architectural Manual, if applicable	
15	XV. Rehab Standards Section A Section B Section C	01	Copy of rehabilitation standards waiver, if applicable	
		02	For rehab and adaptive reuse projects, a Physical Needs Assessment	
		03	For rehab and adaptive reuse projects, a DCA Rehabilitation Work Scope form	
16	XVI. Site Info and Development Plan	01	11"x17" Conceptual Site Development Plan	
		02	Location and vicinity map (identify all parcels for scattered site)	
		03	Site maps and color photographs	
		04	Aerial photos of proposed site	
17	XIX. Design Standards Section 2	01	Copy of architectural standards waiver, if applicable	
		02	Pre-approval of design options not included in Architectural Manual, if applicable	
18	XX. Qualification Determination AND	01	Qualification Determination from DCA	
		02	General Partner organizational documents, including Operating Agreement	
		03	Documentation that organizational entities are registered to do business in GA	
		04	All partnership and consulting agreements between project participants	
	XXI. Compliance History	Section A	05	DCA Performance Workbook for General Partner(s) and Developer(s), and all supporting documentation
			06	Performance Questionnaire for General Partner(s) and Developer(s) Principal
		Section B	07	Supporting documentation/explanations related to Performance Questionnaire
			08	DCA Compliance History form executed by other State Housing Agencies pursuant to DCA instructions
		09	Executed criminal and credit background check release forms	
		10	Other (Specify)	
19	XXII. Nonprofit Section A	01	Opinion of a third party attorney on the non-profit's current federal tax exempt qualification status	
		02	Secretary of State Certification of Nonprofit status	
	Section F	03	Copy of the general partnership joint venture agreement, if applicable	
		04	IRS confirmation letter, or if newly formed, a copy of the non-profit's by-laws or Articles of Incorporation e housing as one of its tax-exempt purposes	

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
20	XXIII. CHDO	01	Copy of the State CHDO Pre-qualification / renewal letter (only applicable if HOME Consent has been iss
		02	List of key employees, resumes, contracts for any consultants or contractors
		03	Evidence of CHDO Predevelopment Loan, if applicable

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name			
21	XXIV. Additional HUD Requirements	01	Established agreements with HUD regarding different standards of review			
		02	US Census Tract documentation			
		03	Certification for Contract, Loans and Co-operative Agreements			
		04	Disclosure of Lobbying Activities			
		05	Applicant / Recipient Disclosure / Update Report			
		06	MBE / WBE Outreach Plan Guide form			
		07	Affirmatively Furthering Fair Housing Marketing Plan			
		08	HOME Site and Neighborhood Standards Certification			
22	XXV. Legal Opinions	Section A	01	Projects involving acquisition and rehabilitation require a Legal opinion regarding Acquisition Credit eligibi		
		Section B	02	Projects operated as assisted living facilities require a legal opinion regarding Credit eligibility		
		Section C	03	For non profit projects, see Sec. XXII A		
		Section D	04	Scattered site projects require a legal opinion that includes a reference to the proposed site plan		
23	XXVI. Relocation (if occupied)	01	All applications must include a Site Relocation Survey form			
		02	Relocation Displacement Spreadsheet			
		03	Detailed Project Relocation Displacement Plan and Cost Estimate Form			
		04	Multifamily Tenant Relocation Plan Certification			
		05	Occupancy History (3 months)			
		06	Tenant Household Data Forms - each unit			
		07	General Info Notice for Occupants with Proof of Delivery			
		08	HOPE VI or other master relocation plans			
<b>Appendix II: Scoring only</b>						
24	III. Desirable/Undesirable	01	Desirable/Undesirable form			
		02	Site map indicating location of desirable/undesirable activity/characteristic with a key/legend			
		03	Color original or color copy pictures of each desirable/undesirable activity/characteristic			
		04	Documentation of Exceptions of Undesirable Deductions from the Owner (or government source) of any t			
		05	Documentation evidencing the desirable activity/characteristic proposed on sites under construction			
25	IV. Transportation	Section A	01	01 Narrative submitted and signed by a representative of the transit agency describing the strategic plan		
			02	Documentation demonstrating site control as well as the strategic plan for the proposed site		
			03	Map showing location of the transit stop in relation to the proposed development site		
			04	Color photograph of the transit stop accompanied by description of the stop's location.		
			05	Documentation and web address (URL) from transit authority showing relevant transportation route		
	Section B,C,D	02	01	Map showing location of the transit stop in relation to the proposed development site		
			02	Color photograph of the transit stop accompanied by description of the stop's location.		
			03	Documentation and web address (URL) from transit authority showing relevant bus route and schedu		
			Section E	03	01	Map showing the location of the transit stop in relation to the proposed development site (not applica
					02	Color photograph of the transit stop accompanied by description of the stop's location.

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
		03	Documentation from transit service showing the cost of service, availability, and route
		04	Documentation demonstrating how the public is made aware of the transit service
26	V. Brownfield	01	Evidence of designation as a Brownfield site
		02	Opinion from attorney, PE or PG that property meets criteria for EPA No Further Action or Limitation of Liability letter (receipt of letter required prior to issuance of forms 8609)
		03	Proposed scope of work for cleanup of a site, if applicable
		04	Detailed budget for clean up, if applicable
		05	Timeline for clean up, if applicable
27	VI. Sustainable Developments	01	01 Copy of Executed Earthcraft Communities Memorandum of Participation for the development where 02 If Memorandum is unsigned by Applicant, provide a narrative as to how the Memorandum is applicable
		02	01 Draft scoring worksheet including minimum score under the program to qualify for the designation and 02 Documentation of the project's registration in the LEED database 03 Feasibility study prepared by a LEED AP ND (provided at Pre-Application)
		03	01 Draft scoring worksheet including minimum score under the program to qualify for the designation 02 Certificate of Participation in DCA's Green Building for Affordable Housing Training course completed 2013 or 2014.
28	VII. Stable Communities	01	Each page of FFIEC census demonstrating project meets requirements for point category
		02	Map clearly showing the census tract of the proposed site
29	VIII. Community Revitalization Plans	01	01 DCA Neighborhood Revitalization Certification Form 02 Evidence of adoption and reauthorizations demonstrating the plan is active 03 Map of area targeted by plan identifying location of project 04 Website address where information regarding the plan can be located 05 Documentation evidencing that the proposed site is located in a QCT 06 Details regarding community input and public hearing held prior to adoption of the Local Redevelopment plan 07 A copy of the full revitalization plan
		02	Evidence that census tract is eligible for AND has received designation as a MilitaryZone
		03	01 CHOICE Neighborhood grant award 02 Documentation that the proposed project is included in the targeted area
30	IX. Phased/ Previous Projects	01	01 Master Plan with complete project concept showing all phases 02 Documentation that site control was established for all phases when the initial phase is closed
		02	Legible street map indicating the subject site and the boundary for a 2 mile radius in all directions for non
31	XI. Extended Affordability Commit	01	If applicable, a viable homeownership strategy for residents who inhabit the units before the end of the Commitment
32	XII. Nonprofit	01	DCA Nonprofit Assessment Form

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		02	Copy of organization's publicly available federal form 990 for 2011 and 2012
		03	Copy of 2011 and 2012 recent annual audits completed by an independent auditor for the non profit
		04	Focused Service commitments for the proposed projects
		05	Documentation of rental assistance for at risk populations
33	XIV. DCA Community Initiatives	01	Letter executed by Official Representative
34	XV. Leveraging of Public Resources Section C	01	Detailed source of funds
		02	Amount of investment
		03	Timeline for completion
		04	Description and location of improvements on a legible site map
		05	Narrative that includes benefit specific to the tenant base
		06	For historic tax credits only, a copy of the GA DNR-HPD and NPS approved Part 1, Part 2 and the Georg

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Tab Nbr	Tab Name/Description	Section	Item Nbr	Form Nbr and/or Form Name
35	XVI. Superior Project Concept	Section A	01	Innovative Project Concept and Design Narrative from Core Application Tab IX-B, if applicable
			02	Staffing and Organizational Plan
			03	Description of how the measurable benefit for the innovation will be tracked
		Section B	04	Case studies, white papers or other analysis in support of approach
			05	Commitment for operating subsidy, if applicable
			06	Other documents that support the ranking factors
36	XVII. Integrated Supportive Housing	Section A	01	Memorandum of Understanding with a State or Local behavioral health agency responsible for community service provider equipped to provide referrals and support services to the target population
			02	Evidence of service provider experience and capacity
37	XVIII. Historic Preservation	Section A	01	Documentation on the previous use of the building
			02	Documentation of whether or not the building is occupied
			03	Narrative of how the (specific) building(s) will be reused
			04	Preliminary equity commitment for historic rehabilitation credit
		Section A,B	05	Copy of GA DNR-HPD and NPS approved Part 1- Evaluation of Significance
38	XIX. Preservation	Section A,B	01	Forms 8609s showing first and last year of credit period
		Section E	03	Project rent roll for each month that clearly indicates each occupied and each vacant unit.
		Section F	04	Legal opinion, with supporting IRS documentation, verifying the number of years since the beginning of th
39	XX. High Performing School Zones		01	Copy of the school's most recent Georgia Department of Education Report Card results
			02	Copy of the State's average Report Card results
			03	Documentation showing that the property is within the attendance zone of the high-performing school
40	XXI. Workforce Housing Need		01	Copy of report from the Census Bureau's "OnTheMap" website demonstrating that the site meets require
41	XXII. Compliance / Performance		01	If properties located outside of Georgia, Documentation from state HFA of the development and ownersh
42	Additional Documentation	Item		<i>Specify Below Any Other Necessary Documents No</i>
	QAP Sect or Manual	Sub-Section	Nbr	Assign Form Nbr (if needed due to multiple documents for same Item Nbr) and/or Form Name
			01	
			02	
			03	
			04	
			05	
			06	
			07	
			08	
			09	
			10	



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Tab	Item		
Nbr	Tab Name/Description	Nbr	Form Nbr and/or Form Name

**The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reason: Wyckoff at 404-679-0670 or email fairhousing@dca.ga.gov.**

**Burke County**

this Tabs Checklist, please include such not be exhaustive.

	Incl ?
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	No
	Yes
ing Administrative Plan or evidence of HUD review	Yes
	Yes
	Yes
	Yes
	No
	No
	No
	Yes
	Yes
	Yes
it	Yes
ction	Yes
	Yes
	No
	No
	No
ble	No
	Yes
	Yes
m	No
	Yes
	No
	No
	Yes

**Burke County**

this Tabs Checklist, please include such  
not be exhaustive.

	Incl ?
	No
	Yes
	No
applicable	Yes
	No
	No

**Burke County**

In this Tabs Checklist, please include such items. This list should not be exhaustive.

	Included?
	Yes
	Yes
	No
Finance	Yes
Cost of operating utilities	Yes
Capacity of water/sewer	Yes
Cost, if applicable	No
	No
	Yes
City	Yes
	No
	No
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	No
	No
	No
	No
Documenting inclusion of the fostering of low income	No

**Burke County**

this Tabs Checklist, please include such  
not be exhaustive.

	Incl ?
.ued)	No
	No
	No

**Burke County**

this Tabs Checklist, please include such  
not be exhaustive.

	Incl ?
	No
	No
	No
	No
	No
	No
	No
	No
ility	Yes
	No
	No
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	No
	No
	No
	No
undesirable condition detailing planned change and	No
ning process for the proposed site	No
	No
	No
: and schedule.	No
	No
le.	No
ble if service is an on-call service).	No
	No

**Burke County**

this Tabs Checklist, please include such  
not be exhaustive.

	Incl ?
	No
	No
	No
iability letter, with steps and time line for obtaining	No
	No
	No
	No
the project is located	No
le to the project	No
id comments from the Design Review	No
id master site plan for the development	No
	No
	No
ted by a direct employee of the Owner dated 2012,	No
	No
	No
	No
	No
	No
	No
	No
ient Plan	No
	No
	No
	No
	No
-Rural projects	No
ompliance Period	No
	No

**Burke County**

this Tabs Checklist, please include such  
not be exhaustive.

	Incl ?
	No
	No
	No
	No
	No
	No
	No
	No
a-approved Part A	No



**Burke County**

this Tabs Checklist, please include such not be exhaustive.

	Incl ?
	No
	No
	No
	No
	No
	No
	No
/	No
y placements, Continuum of Care, or an appropriate	No
	No
	No
	No
	No
	No
re project's Compliance Period.	No
	No
	No
ments	No
ip of required number of LIHTC properties	No
<i>t Listed in Sections Above</i>	


**Burke County**

this Tabs Checklist, please include such  
not be exhaustive.

Incl  
?

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**services, programs, activities, education and  
able accommodation please contact Sandy**

**Project Narrative**  
Forest Ridge Apartments  
Waynesboro, Burke County

Forest Ridge Apartments is an existing 24-unit, Elderly community located at 601 Forest Ridge Road in Waynesboro, Burke County, Georgia. The community is situated on approximately 3.94 acres of land and consists of 4 residential buildings that were completed in 1993. The community was originally constructed using USDA-RD 515 loan proceeds and from the sale of 9% Low Income Housing Tax Credits. Of the 24 units, 23 are subsidized via the USDA Rental Assistance Program in which the tenant pays 30% of their total household income with USDA subsidizing the remainder up to the approved rent. All of the units will be set-aside for tenants whose income does not exceed 60% of Area Median Income. The Project has a solid history of strong occupancy over the past three years.

The Project is in average condition and is in need of rehabilitation; mainly modernization of existing interior and exterior components. The rehabilitation will not only enhance the overall appeal and livability for the low to moderating income tenants, but also extend the remaining economic life of the community for many years to come. Funding for the rehabilitation effort will be via loan proceeds from USDA-RD 538 guarantee loan and new 4% Low Income Housing Tax Credits. Short term tax exempt bonds used to meet the 50% test shall be issued by the Housing Authority of the City of Cordele. The bonds will be paid off in entirety at the placed in service date using both 538 and LIHTC proceeds. The new owner will also be assuming the existing USDA-RD 515 debt at very favorable terms.

**PART ONE - PROJECT INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

Please note:

  Yellow cells - DCA Use

  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:

2014-512

**I. DCA RESOURCES**

LIHTC (auto-filled based on later entries)	\$ 50,674
DCA HOME (amount from Consent Form)	\$ -

**II. TYPE OF APPLICATION**

Tax Exempt Bond / 4% credit

**Pre-Application Number** (if applicable) - use format 2014PA-###  
Have any changes occurred in the project since pre-application?

<<Enter Pre-App Nbr>>  
<<Select>>

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	William J. Rea, Jr.			Title	CEO
Address	2964 Peachtree Road NW, Ste 640			Direct Line	
City	Atlanta			Fax	(404) 745-0530
State	GA	Zip+4	30305-2153	Cellular	(404) 273-1892
Office Phone	(404) 250-4093	Ext.	703	E-mail	billrea@reaventures.com

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

**IV. PROJECT LOCATION**

Project Name	Forest Ridge Apartments			Phased Project?	No
Site Street Address (if known)	601 Forest Ridge Road			Scattered Site?	No
Nearest Physical Street Address *				If Yes, Number of Sites	
Site Geo Coordinates	33.095631,-82.00191			Acreage	3.9400
City	Waynesboro	9-digit Zip**	30830-8004	Census Tract Number	9505.00
Site is predominantly:	Within City Limits	County	Burke	QCT?	No DDA? No
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural
	Congressional	State Senate	State House	HUD SA:	MSA Augusta-Richmond Co.

\* If street number unknown

Legislative Districts \*\*

If on boundary, other district:

**Political Jurisdiction**

Name of Chief Elected Official	Pauline W. Jenkins		Title	Mayor	Website	www.waynesboroga.com
Address	628 Myrick Street		City	Waynesboro	Email	
Zip+4	30830-1472	Phone	(706) 554-8000		City	Waynesboro
					Fax	

\*\* Must be verified by applicant using following websites:

Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>

Legislative Districts: <http://votesmart.org/>

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	<input type="text"/>	Adaptive Reuse	<input type="text"/>
Substantial Rehabilitation	<input type="text"/>	Historic Rehab	<input type="text"/>
Acquisition/Rehabilitation	24	For Acquisition/Rehabilitation, date of original construction:	1993

**PART ONE - PROJECT INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

B. Mixed Use No

**C. Unit Breakdown**

	# of PBRA Units	
Number of Low Income Units	24	
Number of 50% Units		
Number of 60% Units	24	23
Number of Unrestricted (Market) Units		
Total Residential Units	24	
Common Space Units		
Total Units	24	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	17,034
Total Unrestricted (Market) Residential Unit Square Footage	
Total Residential Unit Square Footage	17,034
Total Common Space Unit Square Footage	
Total Square Footage from Units	17,034

**E. Buildings**

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

Total Common Area Square Footage from Nonresidential areas	1,099
Total Square Footage	18,133

**F. Total Residential Parking Spaces**

(minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)

**VI. TENANCY CHARACTERISTICS**

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

If Other, specify:

**B. Mobility Impaired**

Nbr of Units Equipped:	3
Roll-In Showers	1

% of Total Units	12.5%
% of Units for the Mobility-Impaired	33.3%

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	1
------------------------	---

% of Total Units	4.2%
------------------	------

**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

**B. HOME:** CHDO No (must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL** N/A - 4% Bond

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:					Inducement Date:	June 5, 2013			
Office Street Address	401 South Tenth Street				Applicable QAP:				
City	Cordele	State	GA	Zip+4	31015-2301				
Contact Name	Susan Leger-Boike		Title	Executive Director		E-mail	susan@cordelehousing.com		
10-Digit Office Phone	(229) 273-3938		Fax		Direct line		Cellular		

**PART ONE - PROJECT INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**XI. 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
Rea Ventures Group, LLC	Brier Creek	Rea Ventures Group, LLC	Forest Ridge (the Project)
Rea Ventures Group, LLC	Cox Creek	Rea Ventures Group, LLC	Heritage Manor
Rea Ventures Group, LLC	Crestview Manor	Rea Ventures Group, LLC	Heritage Oaks
Rea Ventures Group, LLC	Fairfield I and II	Rea Ventures Group, LLC	Hidden Creek
Rea Ventures Group, LLC	Forest Pointe	Rea Ventures Group, LLC	Lafayette Gardens

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
Rea Ventures/M&T GA Developers	Heritage Manor		
Rea Ventures/M&T GA Developers	Meadow Wood		
Rea Ventures/M&T GA Developers	Pigeon Bluff		
Rea Ventures/M&T GA Developers	Tan Yard Branch II		
Rea Ventures/M&T GA Developers	Warm Springs		

**XII. PRESERVATION**

A. Subsequent Allocation

Year of Original Allocation   
 Original GHFA/DCA Project Number   
 First Year of Credit Period   
 Expiring Tax Credit (15 Year)   
 Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project   
 Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**XIII. 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:		% of Total Residential Units
Nbr of Units Reserved and Rented to PHA Tenants w/ PBRA or Households on Waiting List:		% of Total Residential Units
Local PHA		
Street Address		
City	Zip+4	
Area Code / Phone	Fax	
Contact		
Email		
Direct line		
Cellular		

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied?	Yes	If Yes ----->:		
		Total Existing Units		24
		Number Occupied		24
		% Existing Occupied		100.00%

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

Amenities?	No	Qualification Determination?	No
Architectural Standards?	No	Payment and Performance Bond (HOME only)?	No
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	No
HOME Consent?	No		
Operating Expense?	No	If Yes, new Limit is ----->:	
Per Unit Cost Limitation?	No	If Yes, new Limit is ----->:	
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	

**F. Projected Place-In-Service Date**

Acquisition	October 23, 2014
Rehab	June 4, 2015
New Construction	

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

**XV. DCA COMMENTS - DCA USE ONLY**

PART ONE - PROJECT INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County

IX: The issuer of the tax exempt bonds is the Housing Authority of the City of Cordele; this is not an option in the dropdown box.

XI (C) additional projects applying for 4% credits: Meadow Woods; Pepperton Villas; Pigeon Bluff; Pigeon Creek; Pinebrook Apts; Tan Yard Branch II; Warm Springs; Wildwood Apts; and, Woodland Terrace. All are existing USDA-RD 515 properties.

XIII (E) - while no waivers have been approved by DCA to date, waivers are being contemplated.



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.  
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)

Waynesboro Forest Ridge, LP				Name of Principal	William J. Rea, Jr.
c/o Rea Ventures Group, LLC 2964 Peachtree Road NW, Ste 640				Title of Principal	President
Atlanta		Fed Tax ID:		Direct line	
GA	Zip+4 *	30305-2153	Census Tract	95.02	Cellular
(404) 250-4093		703	Fax	(404) 250-4091	E-mail
					billrea@reaventures.com

\* Must be verified by applicant using following websites:

**B. PROPOSED PARTNERSHIP INFORMATION**

\*Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Waynesboro Forest Ridge Partner, LLC				Name of Principal	William J. Rea, Jr.
c/o Rea Ventures Group, LLC 2964 Peachtree Road NW, Ste 640				Title of Principal	President
Atlanta		Website	www.reaventures.com		
GA	Zip+4 *	30305-2153		Direct line	
(404) 250-4093		703	Fax	(404) 250-4091	Cellular
					E-mail
					billrea@reaventures.com

**b. Other General Partner**

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

Rea GP Holdings Group III, LLC				Name of Principal	William J. Rea, Jr.
c/o Rea Ventures Group, LLC 2964 Peachtree Road NW, Ste 640				Title of Principal	President
Atlanta		Website	www.reaventures.com		
GA	Zip+4 *	30305-2153		Direct line	
(404) 250-4093		703	Fax	(404) 250-4091	Cellular
					E-mail
					billrea@reaventures.com

**c. Other General Partner**

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

				Name of Principal	
				Title of Principal	
		Website			
	Zip+4 *			Direct line	
			Fax		Cellular
					E-mail

**2. LIMITED PARTNERS (PROPOSED OR ACTUAL)**

**a. Federal Limited Partner**

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

Churchill Stateside Group, LLC and/or its affiliates, successors and assigns				Name of Principal	Keith Gloeckl
601 Cleveland Street, Ste 850				Title of Principal	CEO
Clearwater		Website	www.csfirst.com		
FL	Zip+4 *	33755-4172		Direct line	(727) 233-0564
(727) 461-2200			Fax	(727) 461-6047	Cellular
					E-mail
					kgloeckl@csfirst.com

**b. State Limited Partner**

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

Churchill Stateside Group, LLC and/or its affiliates, successors and assigns				Name of Principal	Keith Gloeckl
601 Cleveland Street, Ste 850				Title of Principal	CEO
Clearwater		Website	www.csfirst.com		
FL	Zip+4 *	33755-4172		Direct line	(727) 233-0564
(727) 461-2200			Fax	(727) 461-6047	Cellular
					E-mail
					kgloeckl@csfirst.com

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**3. NONPROFIT SPONSOR**

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

**II. DEVELOPER(S)**

**A. DEVELOPER**

Rea Ventures Group, LLC				Name of Principal	William J. Rea, Jr.
Office Street Address	2964 Peachtree Road NW, Ste 640			Title of Principal	President
City	Atlanta	Website	www.reaventures.com	Direct line	
State	GA	Zip+4	30305-2153	Cellular	(404) 273-1892
10-Digit Office Phone / Ext.	(404) 250-4093	703	Fax	(404) 250-4091	E-mail
					billrea@reaventures.com

**B. CO-DEVELOPER 1**

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

**C. CO-DEVELOPER 2**

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

**D. DEVELOPMENT CONSULTANT**

Churchill Stateside Group, LLC				Name of Principal	Keith Gloeckl
Office Street Address	601 Cleveland Street, Ste 850			Title of Principal	CEO
City	Clearwater	Website	www.csgfirst.com	Direct line	(727) 233-0564
State	Fl	Zip+4	33755-4172	Cellular	(727) 480-4700
10-Digit Office Phone / Ext.	(727) 461-2200		Fax	(727) 461-6047	E-mail
					kgloeckl@csgfirst.com

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**B. GENERAL CONTRACTOR**

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

Great Southern, LLC				Name of Principal	Mike McGlamry
2009 Springhill Drive				Title of Principal	CEO
Valdosta		Website	www.greatsouthernllc.com	Direct line	(229) 506-6876
GA	Zip+4	31602-2135		Cellular	
		Fax	(229) 506-6879	E-mail	mike@greatsouthernllc.com

**C. MANAGEMENT COMPANY**

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

Boyd Management, Inc.				Name of Principal	Joe Wilczewski
PO Box 23589				Title of Principal	President
Columbia		Website	www.boydmanagement.com	Direct line	(803) 419-6540
SC	Zip+4	29224-3589		Cellular	
		Fax	(803) 419-6576	E-mail	Joe.Wilczewski@boydmanagement.com

**D. ATTORNEY**

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

Coleman Talley				Name of Principal	Greg Clark
910 North Patterson Street				Title of Principal	Partner
Valdosta		Website	www.colemantalley.com	Direct line	(229) 671-8260
GA	Zip+4	31601-4531		Cellular	
		Fax	(229) 333-0885	E-mail	greg.clark@colemantalley.com

**E. ACCOUNTANT**

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

Habif, Arogeti & Wynne, LLP				Name of Principal	Frank Gudger
Five Concourse Parkway, Suite 1000				Title of Principal	Partner-In-Charge
Atlanta		Website	www.hawcpa.com	Direct line	(404) 898-8244
GA	Zip+4	30328-6163		Cellular	
		Fax		E-mail	frank.gudger@hawcpa.com

**F. ARCHITECT**

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

Martin Riley Associates Architects, P.C.				Name of Principal	Martin Riley
215 Church Street				Title of Principal	President
Decatur		Website	www.martinriley.com	Direct line	(404) 373-2800
GA	Zip+4	30030-3330		Cellular	
		Fax	(404) 373-2888	E-mail	martinriley@martinriley.com

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

**A. IDENTITY OF INTEREST**

Is there an identity of interest between:

Yes/No If Yes, explain the relationship in boxes provided below and attach additional pages as needed:

1. Developer and Contractor?
2. Contractor and Owner Consultant?
3. Buyer and Seller of Land/Property?
4. Owner and Contractor?
5. Contractor & Developer Consultant?
6. Owner and Consultant?
7. Developer and Consultant?

Yes	William Rea has a minority ownership interest in Great Southern, LLC
No	
Yes	William Rea/Rea Ventures is the current general partner in the seller entity
Yes	see comment above
No	
No	
No	

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

8. Other

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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

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

**B. ADDITIONAL INFORMATION**

Participant	1. Is entity a MBE/ WBE?	2. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)? <b>If yes, attach explanation.</b>	3. Does this entity have an identity of interest with any member, officer, or employee of DCA? <b>If yes, attach explanation.</b>	4. Applicable Org Type (FP,NP, CHDO)	5. Project Ownership Percentage
Managing General Partner	No	No	No	For Profit	0.0090%
Other General Partner 1	No	No	No	For Profit	
Other General Partner 2					
Federal Limited Partner	No	No	No	For Profit	98.9910%
State Limited Partner	No	No	No	For Profit	1.0000%
NonProfit Sponsor					
Developer	No	No	No	For Profit	
Co-Developer 1					
Co-Developer 2					
Owner Consultant					
Developer Consultant	No	No	No	For Profit	
Contractor	No	No	No	For Profit	
Management Company	No	No	No	For Profit	
<b>Total</b>					<b>100.0000%</b>

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS - DCA USE ONLY**

<p>The Sole General Partner is 100% owned by Rea GP Holdings Group III, LLC, which is in turned owned by EJB Companies, LLC (51%) and Rea Companies, LLC. EJB Companies, LLC is wholly owned by Eric Buffenbarger, who also has ownership interest in Rea Ventures Group, LLC (development company). Rea Companies, LLC is wholly owned by William J. Rea, Jr., who also has an ownership interest in Rea Ventures Group, LLC.</p>	
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**PART THREE - SOURCES OF FUNDS - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**I. GOVERNMENT FUNDING SOURCES (check all that apply)**

<input type="checkbox"/> Yes	Tax Credits	<input type="checkbox"/> No	CDBG	<input type="checkbox"/> No	DCA HOME* --> enter the amount indicated on the DCA Consent Letter: <input type="text"/>	<input type="checkbox"/> No	FHA Insured Mortgage
<input type="checkbox"/> Yes	Tax Exempt Bonds	<input type="checkbox"/> No	FHLB / AHP *	<input type="checkbox"/> No	McKinney-Vento Homeless	<input type="checkbox"/> No	Section 8 PBRA
<input type="checkbox"/> No	Taxable Bonds	<input type="checkbox"/> No	Other HOME*	<input type="checkbox"/> No	HUD CHOICE Neighborhoods	<input type="checkbox"/> Yes	Other PBRA - Source: <input type="text" value="USDA 521 Rental Asst"/>
<input type="checkbox"/> Yes	USDA 515	<input type="checkbox"/> Yes	USDA 538	<input type="checkbox"/> No	FHA Risk Share		Other - describe here <input type="text"/>
					Historic Rehab Credits		

\*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	Churchill Mortgage Investment LLC (538)	532,800	4.800%	18
Mortgage B	USDA-RD (515 assumed loan)	610,547	3.625%	360
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees		152,206		
Federal Housing Credit Equity	Churchill Stateside Group, LLC	396,288		
State Housing Credit Equity	Churchill Stateside Group, LLC	82,232		
Other Type (specify)	Deferred Other Uses	68,944		
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>1,843,017</b>		
Total Construction Period Costs from Development Budget:		<b>1,843,017</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2014-512 Forest Ridge Apartments, Waynesboro, Burke 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)	Churchill Mortgage Investment, LL	532,800	4.800%	40	40	29,988	Amortizing	1.15
Mortgage B (Lien Position 2)	USDA-RD (515 assumed loan)	610,547	3.625%	30	50	26,464	Amortizing	1.15
Mortgage C (Lien Position 3)								
Other:								
Foundation or charity funding*								
Deferred Devlpr Fee	7.97%	16,170						
Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Churchill Stateside Group, LLC	567,000	567,042			-42.06	TC Equity	
State Housing Credit Equity	Churchill Stateside Group, LLC	116,500	116,550			-50.20	% of TDC	
Historic Credit Equity							31%	
Invstmt Earnings: T-E Bonds							6%	
Invstmt Earnings: Taxable Bonds							37%	
Income from Operations								
Other:								
Other:								
Other:								
Total Permanent Financing:		1,843,017						
Total Development Costs from Development Budget:		1,843,017						
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**

The construction/advance loan provided by Churchill Mortgage Investment LLC shall be guaranteed on a draw by draw basis via the USDA-RD 538 program. An interest only period shall be in effect for 18 months. After 18 months, monthly principal and interest payments shall commence based on the full amount funded.

The existing USDA-RD 515 loan(s) shall be assumed by the new ownership entity and the loan(s) shall be modified such that the principal balance shall equal the unpaid principal amount at initial closing. The Note Rate shall be based on the Federal Rate as of July 2014 (subject to change) as provided by USDA-RD. Since the Subject has RD Interest Credit Subsidy, the difference between the ADS based on the Federal Rate and a Net Effective Interest Rate of 1% is included as Ancillary Income in Part VI - Revenue and Expenses.

PART FOUR - USES OF FUNDS - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	4,557			4,557	
Market Study	3,250			3,250	
Environmental Report(s)	4,950			4,950	
Soil Borings					
Boundary and Topographical Survey	5,000			5,000	
Zoning/Site Plan Fees					
Other: Capital Needs Assessment	3,000			3,000	
Other:					
Other:					
<b>Subtotal</b>	<b>20,757</b>	<b>-</b>	<b>-</b>	<b>20,757</b>	<b>-</b>
<b>ACQUISITION</b>					
Land	48,721				48,721
Site Demolition					
Acquisition Legal Fees (if existing structures)					
Existing Structures	561,826		506,152		55,674
<b>Subtotal</b>	<b>610,547</b>	<b>-</b>	<b>506,152</b>	<b>-</b>	<b>104,395</b>
<b>LAND IMPROVEMENTS</b>					
Site Construction (On-site)					
Site Construction (Off-site)					
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>STRUCTURES</b>					
Residential Structures - New Construction					
Residential Structures - Rehab	580,090			580,090	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
<b>Subtotal</b>	<b>580,090</b>	<b>-</b>	<b>-</b>	<b>580,090</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
Builder Profit:	14.00%	34,805	34,805	34,805	
Builder Overhead	6.00%	11,602	11,602	11,602	
General Requirements*	2.00%	34,805	34,805	34,805	
*Refer to General Requirements policy in QAP	6.00%	81,212	-	81,212	-
<b>Subtotal</b>	<b>81,212</b>	<b>-</b>	<b>-</b>	<b>81,212</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					
Other: <Enter detailed description here; use Comments section if needed>					
<b>Total Construction Hard Costs</b>	<b>661,302.00</b>				
<b>Average TCHC:</b>	27,554.25 per Res'l unit	27,554.25 per unit	36.47 per total sq ft		
	38.82 per Res'l unit SF	38.82 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					
Construction Contingency	7.0000%	46,291		46,291	



PART FOUR - USES OF FUNDS - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County

I. DEVELOPMENT BUDGET (cont'd)

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Construction Loan Fee	1,490			1,490	
Construction Loan Interest					
Construction Legal Fees	667			667	
Construction Period Inspection Fees	2,500			2,500	
Construction Period Real Estate Tax					
Construction Insurance					
Title and Recording Fees	2,500			2,500	
Bridge Loan Fee and Bridge Loan Interest					
Payment and Performance bonds	5,801			5,801	
Other: <u>Bond Interest Carry during Rehab Period</u>	3,100			2,325	775
Other: <u>Bond Fees Allocated to Construction Period Financing</u>	1,191			1,191	
<b>Subtotal</b>	<b>17,249</b>	<b>-</b>	<b>-</b>	<b>16,474</b>	<b>775</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	17,300			17,300	
Architectural Fee - Supervision	2,500			2,500	
Green Building Consultant Fee					
Green Building Program Certification Fee (LEED or Earthcraft)	Max: \$20,000				
Accessibility Inspections and Plan Review	4,000			4,000	
Construction Materials Testing					
Engineering					
Real Estate Attorney	20,000			20,000	
Accounting	13,000			13,000	
As-Built Survey	5,000			5,000	
Other: <u>&lt;Enter detailed description here; use Comments section if needed&gt;</u>					
<b>Subtotal</b>	<b>61,800</b>	<b>-</b>	<b>-</b>	<b>61,800</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b>					
Building Permits	6,208			6,208	
Impact Fees					
Water Tap Fees	<i>waived?</i> <input type="text"/>				
Sewer Tap Fees	<i>waived?</i> <input type="text"/>				
<b>Subtotal</b>	<b>6,208</b>	<b>-</b>	<b>-</b>	<b>6,208</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	28,307				28,307
Permanent Loan Legal Fees	12,666				12,666
Title and Recording Fees	2,500				2,500
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount	22,634				22,634
Other: <u>&lt;Enter detailed description here; use Comments section if needed&gt;</u>					
<b>Subtotal</b>	<b>66,107</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>66,107</b>

**PART FOUR - USES OF FUNDS - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee						
Tax Credit Application Fee		5,000				5,000
DCA Waiver and Pre-approval Fees		3,000				3,000
LIHTC Allocation Processing Fee	4,054	4,054				4,054
LIHTC Compliance Monitoring Fee	9,600	9,600				9,600
DCA Front End Analysis Fee (HOME, when ID of Interest)						
DCA Final Inspection Fee (Tax Credit only - no HOME)		500				500
Other: <Enter detailed description here; use Comments section if needed>						
Other: <Enter detailed description here; use Comments section if needed>						
	<b>Subtotal</b>	22,154				22,154
		<b>EQUITY COSTS</b>				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: <u>Due Diligence Fee</u>		15,000				15,000
	<b>Subtotal</b>	15,000				15,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	0.000%					
Consultant's Fee	11.339%	23,000			23,000	
Developer's Profit	88.661%	179,839		75,923	103,916	
	<b>Subtotal</b>	202,839	-	75,923	126,916	-
		<b>START-UP AND RESERVES</b>				
Marketing		2,500				2,500
Rent-Up Reserves	20,779					
Operating Deficit Reserve:	71,116	70,000				70,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Avg Per Unit: 200	4,800			4,800	
Other: <u>Private Rental Assistance Reserve (rquired by USDA 515)</u>		2,880				2,880
	<b>Subtotal</b>	80,180	-	-	4,800	75,380
		<b>OTHER COSTS</b>				
Relocation		32,583			32,583	
Other: <Enter detailed description here; use Comments section if needed>						
	<b>Subtotal</b>	32,583	-	-	32,583	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>1,843,017</b>	<b>-</b>	<b>582,075</b>	<b>977,131</b>	<b>283,811</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	76,792.38	<b>Square Foot:</b>	108.20		

**PART FOUR - USES OF FUNDS - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**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

**Total Subtractions From Basis:**

**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) Type:   
 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**

	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 <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	0	582,075	977,131
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	582,075	977,131
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <input type="text" value=" &lt;&lt;Select&gt;&gt;"/>			100.00%
Adjusted Eligible Basis	0	582,075	977,131
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	582,075	977,131
Multiply Qualified Basis by Applicable Credit Percentage		3.25%	3.25%
Maximum Tax Credit Amount	0	18,917	31,757
<b>Total Basis Method Tax Credit Calculation</b>		<b>50,674</b>	

**III. TAX CREDIT CALCULATION - GAP METHOD**

**Equity Gap Calculation**

Project Cost Limit (PCL) - 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**

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

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

3,094,240	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If Historic Designation involved, indicate below (Y/N):				
1,908,501						
1,143,347						
765,154	Funding Amount	0	Hist Desig	<input type="text"/>		
/ 10						
76,515						
1.3490	=	Federal	1.1190	+	State	0.2300
<b>56,720</b>						
<b>50,674</b>						
<b>50,674</b>						
<b>50,674</b>						

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

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS - DCA USE ONLY**

For accurately determining the eligible/ineligible components of the acquisition price (land, existing structure and reserves), the percent of Land Value to Total As Is Value (8.78%) and the percent of Improvement/Building Value to As Is Value (91.22%) are calculated, then each percentage is applied to the Acquisition Price less the reserve for replacement balance to conclude the weighted land and building component costs. As part of the acquisition, the new Owner is assuming an existing reserve for replacement account, which is included in the above analysis as an ineligible cost of the acquisition.

The source of the construction hard costs is from the AIA contract between the Applicant and the General Contractor. The third party architect (EMG) has determined the costs are reasonable.

Since the financing is a construction/permanent source, only 5% of the financing fees were included as eligible construction costs with the remainder deemed ineligible.

The Cost of Issuance includes the following total amounts (an allocation of 5% to construction phase and 95% to permanent financing phase was calculated and included in each applicable section above): Bond Counsel (9,474); Underwriter Counsel (4,211); Underwriter Fee (5,457); Issuer Fee (1,105); Issuer Counsel (789); Trustee Fee (395); Trustee Counsel (263); Verification Agent (79); Rating Agency (263); GA DCA Bond Fee (1,263); and Bond TEFRA/Advisor Fee (526). Many of the numbers may appear to be low; however, there is only one bond issuance on the 19-property portfolio; lump sum costs are allocated accordingly.

The Final Federal and State Equity Factors are atypical since the equity contribution is part of a larger portfolio fund investment, and credits are allocated according to the needs of each transaction in the portfolio.

There is no Rent-Up Reserve since this is an in-place rehab with minimal tenant disruption, tenants will continue to pay rent, and all tenants are expected to be income-qualified to remain as tenants.

The Operating Deficit Reserve is based on 6 months of debt service on the assumed 515 loan using the effective interest rate of 1% - not the higher Note Rate of 3.625% (in addition to the 6 months of debt service on the 538 debt and 6 months of operating expenses plus reserve for replacements).

**PART FIVE - UTILITY ALLOWANCES - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**DCA Utility Region for project: Middle**

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

USDA-RD 2014 Approved Allowances		
January 1, 2014	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			89	105			
Air Conditioning	Electric	X							
Cooking	Electric	X							
Hot Water	Electric	X							
Lights	Electric	X							
Water & Sewer	Submetered? No		X						
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>89</b>	<b>105</b>	<b>0</b>	<b>0</b>

**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? <Select>								
Refuse Collection									
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

**APPLICANT COMMENTS AND CLARIFICATIONS**

Subject Property is partially financed via a USDA-RD 515 loan. As such, USDA-RD approves the utility allowance on annual basis, or on an as needed basis. The allowances above are from the 2014 approved budget. Segregation between the individual costs was not provided.

**DCA COMMENTS**

--

**PART SIX - PROJECTED REVENUES & EXPENSES - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**I. RENT SCHEDULE** DO NOT cut, copy or paste cells in this tab. For Common Space (non-income producing) units, select "N/A-CS" for Rent Type and "Common" for Employee Unit.

HOME projects - Fixed or Floating units:  
Are 100% of units HUD PBRA?

No

PBRA Provider  
or Operating  
Subsidy \*\*\*  
(See note below)

MSA/NonMSA:  
Augusta-Richmond Co.

Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Max Gross Rent Limit	Proposed Gross Rent	Utility Allowance	PBRA Provider or Operating Subsidy *** <small>(See note below)</small>	Monthly Net Rent Per Unit	Monthly Net Rent Total	Employee Unit	Building Type	Type of Activity		
60% AMI	1	1.0	21	699	630	614	89	USDA	525	11,025	No	1-Story	Acquisition/Rehab		
60% AMI	1	1.0	1	699	630	614	89		525	525	No	1-Story	Acquisition/Rehab		
60% AMI	2	1.0	2	828	756	685	105	USDA	580	1,160	No	1-Story	Acquisition/Rehab		
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			<b>TOTAL</b>	24	17,034				<b>MONTHLY TOTAL</b>						
										12,710					
										<b>ANNUAL TOTAL</b>		152,520			

\*\*\* NOTE: When selecting "PHA Operating Subsidy" in the "PBRA Provider or Operating Subsidy" column above, please also then enter a zero in the "Proposed Gross Rent" column above AND include the PHA operating subsidy amount in the "III. Ancillary and Other Income" section below. Also refer to the Application Instructions provided separately.

**PART SIX - PROJECTED REVENUES & EXPENSES - 2014-512 Forest Ridge Apartments, Waynesboro, Burke 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		-	22	2	-	-	24	(Includes manager units that are income restricted)	
		50% AMI	-	-	-	-	-	-		
		Total	-	22	2	-	-	24		
	Unrestricted			-	-	-	-	-		
		Total Residential		-	22	2	-	-	24	
		Common Space		-	-	-	-	-	-	(no rent to be charged)
	Total		-	22	2	-	-	24		
	PBRA-Assisted (included in LI above)	60% AMI		-	21	2	-	-	23	
		50% AMI		-	-	-	-	-	-	
		Total		-	21	2	-	-	23	
	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	-	22	2	-	-	24		
		Unrestricted	-	-	-	-	-	-		
		Total + CS	-	22	2	-	-	24		
	Substantial Rehab Only	Low Inc	-	-	-	-	-	-		
		Unrestricted	-	-	-	-	-	-		
		Total + CS	-	-	-	-	-	-		
	Adaptive Reuse Historic Rehab									
	Building Type:	Multifamily		-	22	2	-	-	24	
1-Story			-	22	2	-	-	24		
2-Story			-	-	-	-	-	-		
2-Story Wlkp			-	-	-	-	-	-		
3+-Story			-	-	-	-	-	-		
SF Detached			-	-	-	-	-	-		
		Townhome	-	-	-	-	-	-		
		Duplex	-	-	-	-	-	-		
Manufactured home			-	-	-	-	-	-		
Unit Square Footage:		Low Income	60% AMI	-	15,378	1,656	-	-	17,034	
			50% AMI	-	-	-	-	-	-	
			Total	-	15,378	1,656	-	-	17,034	
	Unrestricted		-	-	-	-	-	-		
		Total Residential	-	15,378	1,656	-	-	17,034		
		Common Space	-	-	-	-	-	-		
Total		-	15,378	1,656	-	-	17,034			

**PART SIX - PROJECTED REVENUES & EXPENSES - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**III. ANCILLARY AND OTHER INCOME** (annual amounts)

**Ancillary Income** 573

Laundry, vending, app fees, etc. **Actual pct of PGI:** 0.38%

**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	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other: Interest Credit Subsidy	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942
Total OI <b>NOT</b> in Mgt Fee	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942

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

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other: Interest Credit Subsidy	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942
Total OI <b>NOT</b> in Mgt Fee	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942

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

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other: Interest Credit Subsidy	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942
Total OI <b>NOT</b> in Mgt Fee	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942



**PART SIX - PROJECTED REVENUES & EXPENSES - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	8,683
Maintenance Salaries & Benefits	6,906
Support Services Salaries & Benefits	
Other Payroll Tax	1,865
<b>Subtotal</b>	<b>17,454</b>

**On-Site Office Costs**

Office Supplies & Postage	3,309
Telephone	1,229
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other (describe here)	
<b>Subtotal</b>	<b>4,538</b>

**Maintenance Expenses**

Contracted Repairs	
General Repairs	4,200
Grounds Maintenance	5,574
Extermination	519
Maintenance Supplies	
Elevator Maintenance	
Redecorating	
Other (describe here)	
<b>Subtotal</b>	<b>10,293</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	
<b>Subtotal</b>	

**Professional Services**

Legal	
Accounting	3,785
Advertising	240
Other (describe here)	
<b>Subtotal</b>	<b>4,025</b>

**Utilities (Avg\$/mth/unit)**

Electricity	13.60763889	3,919
Natural Gas		
Water&Swr	44.87152778	12,923
Trash Collection		4,078
Other (describe here)		
<b>Subtotal</b>		<b>20,920</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	7,150
Insurance**	6,433
Other (describe here)	
<b>Subtotal</b>	<b>13,583</b>

**Management Fee:**

	<b>12,303</b>
551.21	Average per unit per year
45.93	Average per unit per month

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

**TOTAL OPERATING EXPENSES**

3,463.17	Average per unit	<b>83,116</b>
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**Replacement Reserve**

	<b>7,065</b>
Enter desired per unit amount:	<b>294</b>

**TOTAL ANNUAL EXPENSES**

<b>90,181</b>
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**V. APPLICANT COMMENTS AND CLARIFICATIONS**

PBRA/USDA Subsidy - the units identified in the rent roll above have Section 521 Rental Assistance in which the tenant portion of rent is equal to 30% of Total Household Income with USDA-RD subsidizing the remaining rent payment owed. Since 96% of the units have Rental Assistance, the Owner is allowed to charge Market Rent (or "CRUCU" rent as defined by USDA-RD) as long as the tenant portion does not exceed the Section 42 rent.

Real Estate Taxes - based on current assessment and millage rate inflated by 5%

Insurance - based on prior year premium inflated by 3%.

The Replacement Reserve annual funding amount shown above is the amount approved by USDA-RD. It is less than the DCA threshold of \$350pupy; however, it takes into account an initial deposit into the replacement reserve account.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**I. OPERATING ASSUMPTIONS**

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

Revenue Growth	2.00%	Asset Management Fee Amount	3,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.46%
Expense Growth	3.00%	Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.64%
Reserves Growth	3.00%	Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	12,303
Vacancy & Collection Loss	7.00%	Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	
Ancillary Income Limit	2.00%				

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	152,520	155,570	158,682	161,855	165,093	168,394	171,762	175,198	178,701	182,276
Ancillary Income	573	584	596	608	620	633	645	658	671	685
Vacancy	(10,717)	(10,931)	(11,149)	(11,372)	(11,600)	(11,832)	(12,069)	(12,310)	(12,556)	(12,807)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942
Expenses less Mgt Fee	(70,813)	(72,937)	(75,126)	(77,379)	(79,701)	(82,092)	(84,554)	(87,091)	(89,704)	(92,395)
Property Mgmt	(12,303)	(12,672)	(13,052)	(13,444)	(13,847)	(14,263)	(14,690)	(15,131)	(15,585)	(16,053)
Reserves	(7,065)	(7,277)	(7,495)	(7,720)	(7,952)	(8,190)	(8,436)	(8,689)	(8,950)	(9,218)
NOI	63,137	63,279	63,398	63,489	63,555	63,592	63,600	63,576	63,520	63,429
Mortgage A	(32,652)	(32,615)	(32,578)	(32,538)	(32,497)	(32,454)	(32,409)	(32,362)	(32,314)	(32,263)
Mortgage B	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)
DDF	(521)	(700)	(855)	(987)	(1,094)	(1,173)	(1,227)	(1,250)	(1,242)	(1,202)
Cash Flow	-	-	-	-	-	-	-	-	-	-
DCR Mortgage A	1.93	1.94	1.95	1.95	1.96	1.96	1.96	1.96	1.97	1.97
DCR Mortgage B	1.07	1.07	1.07	1.08	1.08	1.08	1.08	1.08	1.08	1.08
DCR Mortgage C										
DCR Other Source										
Oper Exp Coverage Ratio	1.70	1.68	1.66	1.64	1.63	1.61	1.59	1.57	1.56	1.54
Mortgage A Balance	525,565	518,012	510,127	501,895	493,301	484,330	474,964	465,187	454,979	444,324
Mortgage B Balance	606,142	601,575	596,840	591,930	586,839	581,560	576,087	570,413	564,529	558,428
Mortgage C Balance										
Other Source Balance										
DDF Balance	15,649	14,949	14,094	13,107	12,013	10,839	9,613	8,363	7,121	5,919

**PART SEVEN - OPERATING PRO FORMA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**I. OPERATING ASSUMPTIONS**

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

Revenue Growth	2.00%	Asset Management Fee Amount	3,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.46%
Expense Growth	3.00%	Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.64%
Reserves Growth	3.00%	Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	12,303
Vacancy & Collection Loss	7.00%	Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	
Ancillary Income Limit	2.00%				

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	185,921	189,639	193,432	197,301	201,247	205,272	209,377	213,565	217,836	222,193
Ancillary Income	698	712	727	741	756	771	786	802	818	835
Vacancy	(13,063)	(13,325)	(13,591)	(13,863)	(14,140)	(14,423)	(14,711)	(15,006)	(15,306)	(15,612)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942
Expenses less Mgt Fee	(95,167)	(98,022)	(100,962)	(103,991)	(107,111)	(110,324)	(113,634)	(117,043)	(120,554)	(124,171)
Property Mgmt	(16,534)	(17,030)	(17,541)	(18,067)	(18,609)	(19,168)	(19,743)	(20,335)	(20,945)	(21,573)
Reserves	(9,495)	(9,780)	(10,073)	(10,375)	(10,687)	(11,007)	(11,337)	(11,678)	(12,028)	(12,389)
NOI	63,302	63,138	62,933	62,687	62,398	62,062	61,680	61,248	60,763	60,225
Mortgage A	(32,209)	(32,154)	(32,096)	(32,035)	(31,972)	(31,906)	(31,837)	(31,765)	(31,689)	(31,611)
Mortgage B	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)
DDF	(1,129)	(1,020)	(873)	(688)	(462)	(192)	-	-	-	-
Cash Flow	-	-	-	-	-	-	(121)	(481)	(891)	(1,351)
DCR Mortgage A	1.97	1.96	1.96	1.96	1.95	1.95	1.94	1.93	1.92	1.91
DCR Mortgage B	1.08	1.08	1.07	1.07	1.07	1.06	1.06	1.05	1.04	1.04
DCR Mortgage C										
DCR Other Source										
Oper Exp Coverage Ratio	1.52	1.51	1.49	1.47	1.46	1.44	1.43	1.41	1.40	1.38
Mortgage A Balance	433,199	421,586	409,462	396,805	383,592	369,798	355,397	340,364	324,669	308,285
Mortgage B Balance	552,102	545,543	538,742	531,691	524,380	516,799	508,939	500,789	492,339	483,577
Mortgage C Balance										
Other Source Balance										
DDF Balance	4,790	3,771	2,898	2,209	1,748	1,555	1,555	1,555	1,555	1,555

**PART SEVEN - OPERATING PRO FORMA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**I. OPERATING ASSUMPTIONS**

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

Revenue Growth	2.00%	Asset Management Fee Amount	3,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.46%
Expense Growth	3.00%	Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.64%
Reserves Growth	3.00%	Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	12,303
Vacancy & Collection Loss	7.00%	Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	
Ancillary Income Limit	2.00%				

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	226,637	231,169	235,793	240,509	245,319	250,225	255,230	260,334	265,541	270,852
Ancillary Income	851	868	886	903	922	940	959	978	997	1,017
Vacancy	(15,924)	(16,243)	(16,567)	(16,899)	(17,237)	(17,582)	(17,933)	(18,292)	(18,658)	(19,031)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942	10,942
Expenses less Mgt Fee	(127,896)	(131,733)	(135,685)	(139,756)	(143,948)	(148,267)	(152,715)	(157,296)	(162,015)	(166,875)
Property Mgmt	(22,221)	(22,887)	(23,574)	(24,281)	(25,009)	(25,760)	(26,533)	(27,329)	(28,148)	(28,993)
Reserves	(12,760)	(13,143)	(13,538)	(13,944)	(14,362)	(14,793)	(15,237)	(15,694)	(16,164)	(16,649)
NOI	59,628	58,974	58,257	57,475	56,626	55,706	54,713	53,644	52,495	51,263
Mortgage A	(31,529)	(31,444)	(31,354)	(31,261)	(31,164)	(31,062)	(30,956)	(30,845)	(30,730)	(30,609)
Mortgage B	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)	(26,464)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)
DDF	-	-	-	-	-	-	-	-	-	-
Cash Flow	(1,865)	(2,434)	(3,062)	(3,750)	(4,502)	(5,320)	(6,207)	(7,166)	(8,199)	(9,311)
DCR Mortgage A	1.89	1.88	1.86	1.84	1.82	1.79	1.77	1.74	1.71	1.67
DCR Mortgage B	1.03	1.02	1.01	1.00	0.98	0.97	0.95	0.94	0.92	0.90
DCR Mortgage C										
DCR Other Source										
Oper Exp Coverage Ratio	1.37	1.35	1.34	1.32	1.31	1.30	1.28	1.27	1.25	1.24
Mortgage A Balance	291,181	273,324	254,683	235,222	214,906	193,697	171,555	148,440	124,309	99,118
Mortgage B Balance	474,493	465,073	455,307	445,180	434,680	423,793	412,505	400,801	388,665	376,082
Mortgage C Balance										
Other Source Balance										
DDF Balance	1,555	1,555	1,555	1,555	1,555	1,555	1,555	1,555	1,555	1,555

**PART SEVEN - OPERATING PRO FORMA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	<input type="text" value="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	<input type="text" value="3,500"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.46%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.64%
Expense Growth Rate (3.00%)	<input type="text" value="Yes"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value="12,303"/>
Percent of Effective Gross Income	<input type="text" value="No"/>	--> If Yes, indicate actual percentage:	<input type="text"/>

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Vacancy and Collection Loss - USDA-RD allows the use of a vacancy and collection loss less than 7%. For properties with strong operating history over the past three years (3% or less) and most units subsidized by Rental Assistance, a vacancy and collection loss of 4% is allowed. For properties not exhibiting as strong of historical performance, a 5% or higher vacancy and collection loss was utilized. 4% was utilized for the Subject. As a result of applying the DCA 7% vacancy and collection loss threshold, the transaction fails to meet the DCA DSCR requirement (1.25 during entire initial compliance period) based on the Applicant's pro forma projections.

Debt Service Coverage Ratio (DSCR) – USDA-RD allows a combined DSCR on all mandatory-pay debt to be 1.15 (or higher if so required by the Lender). This is well below the DCA threshold of 1.25 per the QAP. As such, the Project does not meet the minimum DSCR requirement due to the debt being underwritten by the permanent lender at a lesser threshold (and further impacted by the higher vacancy and collection loss as noted above).

Mortgage A - the annual amounts shown include: (i) annual debt service based on the terms presented in Part III, and (ii) ongoing annual USDA guarantee fee equal to 50bps applied to the UPB at the end of the prior year.

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

--

*DCA's Comments / Approval Conditions:*

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

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke 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 10, 2014?

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

**<< Select >>**

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

Pass?

A)

**No**

**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	22	126,647 x 22 units =	2,786,234
2 Bedroom	2	154,003 x 2 units =	308,006
3 Bedroom		199,229 x 0 units =	
4 Bedroom		199,229 x 0 units =	
<b>Totals</b>	<b>24</b>		<b>3,094,240</b>

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**

**Project Cost Limit (PCL)**

**3,094,240**

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:*

**3 TENANCY CHARACTERISTICS**

Pass?

This project is designated as:

**Elderly**

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**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:
- 2) Semi-monthly classes conducted on site Specify:
- 3) Other service approved by DCA Specify:

**Semi monthly birthday parties/holiday diners**

**Arts and craft classes**

*Applicant's comments regarding this section of Threshold:*

Intent of two different social programs to foster increased interest in activities by providing residents with variety. The site manager will plan and coordinate on-site classes on a variety of topics. The purpose of these classes is to provide an educational opportunity for the residents as well as promote a healthy, informed, active lifestyle.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**5 MARKET FEASIBILITY**

Pass?

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Overall Market Occupancy Rate
- D. Overall capture rate for credit units
- E. List DCA tax credit projects (inside a 2-mile radius for urban or a 10-mile radius for rural) for years 2011 - 2013. Include DCA project number and project name in each case.

A.	Bowen National Research	
B.	< 6 mos. (In-Place Rehab, currently 100% occupied)	
C.	97.50%	
D.	0.80%	

	Project Nbr	Project Name
1		
2		

	Project Nbr	Project Name
3		
4		

	Project Nbr	Project Name
5		
6		

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

F.

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**6 APPRAISALS**

Pass?

- 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?

A.	Yes	
B.	Yes	

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

Appraiser's Name: Crown Appraisal Group

- 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, if applicable, building?
- 3) Does the appraisal conform to USPAP standards?
- 4) 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)	Yes	
2)	Yes	
3)	Yes	
4)		

- 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. Yes

- 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:*

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**Applicant Response** | **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

A. Name of Company that prepared the Phase I Assessment:

A. **EMG, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **No**

1) If "Yes", name of company that prepared the noise assessment?

1) [ ]

2) If "Yes", provide the maximum noise level on site in decibels:

2) [ ]

3) If "Yes", what are the contributing factors in decreasing order of magnitude?

[ ]

D. Is the subject property located in a:

D.

1) Brownfield?

1) **No**

2) 100 year flood plain / floodway?

2) **No**

If "Yes":

a) Percentage of site that is within a floodplain:

a) [ ]

b) Will any development occur in the floodplain?

b) [ ]

c) Is documentation provided as per Threshold criteria?

c) [ ]

3) Wetlands?

3) **No**

If "Yes":

a) Enter the percentage of the site that is a wetlands:

a) [ ]

b) Will any development occur in the wetlands?

b) [ ]

c) Is documentation provided as per Threshold criteria?

c) [ ]

4) State Waters/Streams/Buffers and Setbacks area?

4) **No**

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

1) Lead-based paint?

**No**

5) Endangered species?

**No**

9) Mold?

**No**

2) Noise?

**No**

6) Historic designation?

**No**

10) PCB's?

**No**

3) Water leaks?

**No**

7) Vapor intrusion screening?

**No**

11) Radon?

**No**

4) Lead in water?

**No**

8) Asbestos-containing materials?

**No**

12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

[ ]

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

F. **N/A**

1) Eight-Step Process for Wetlands and/or Floodplains required and included?

1) [ ]

2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?

2) [ ]

3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?

3) [ ]

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

G. **N/A**

*Applicant's comments regarding this section of Threshold:*

Approval granted from DCA based on USDA & syndicator requested for waiving the following Phase 1 requirements: Historic Preservation, State Waters, Section V: Required Format, Noise, and

*DCA's Comments:*

[ ]

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**8 SITE CONTROL**

- A. Is site control provided through November 30, 2014? Expiration Date: 12/31/15
- B. Form of site control: Contract/Option
- C. Name of Entity with site control: Waynesboro Forest Ridge, LP
- D. Is there any Identity of Interest between the entity with site control and the applicant?

<b>Pass?</b>	
A.	Yes
B.	
C.	
D.	Yes

*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 the appropriate drawings, surveys, photographs and other documentation reflecting such paved roads included in the application binder in both electronic and paper form?
- 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?

<b>Pass?</b>	
A.	Yes
B.	
C.	

*Applicant's comments regarding this section of Threshold:*

*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?

<b>Pass?</b>	
A.	Yes
B.	Yes
C.	Yes
1)	Yes
2)	Yes
3)	Yes
4)	No
5)	
D.	Yes
E.	Yes

*Applicant's comments regarding this section of Threshold:*

All conditions of zoning are not included due to the renovation scope does not trigger zoning review.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**Applicant Response** | **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

<<Enter Provider Name Here>>  
 Georgia Power

Pass?

1)	No	
2)	Yes	

*Applicant's comments regarding this section of Threshold:*

Gas service not provided at site.

*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 Waynesboro  
 City of Waynesboro

Pass?

A1)	No	
2)		
B1)	Yes	
2)	Yes	

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**13 LOCAL GOVERNMENT SUPPORT AND COMMUNITY ENGAGEMENT**

Does documentation include:

A. Public notice of meetings regarding the proposed project to local government and residents of the community?

Date of publication of meeting notice: 9/25/13 Date of public meeting: 10/21/13  
 Publication in which notice placed: The True Citizen

- B. Evidence of public meetings regarding the proposed project to local government and residents of the surrounding community?
- C. Evidence of public presentations regarding the proposed project to local government and residents of the surrounding community?
- D. Resolution of support or letter of support from local government officials?
- E. Letters of support from local government officials?

Pass?

A.	Yes	
B.	Yes	
C.	Yes	
D.	n/a	
E.	No	

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke 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):	A1) <b>Room</b>		
2) Exterior gathering area (if "Other", explain in box provided at right):	A2) <b>Gazebo</b>	If "Other", explain here	
3) On site laundry type:	A3) <b>On-site laundry</b>		

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

B.	<b>Disagree</b>	
----	-----------------	--

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?	Additional Amenities (describe below)	Guidebook Met? DCA Pre-approv
1) <input type="text"/>	<input type="checkbox"/>	3) <input type="text"/>	<input type="checkbox"/>
2) <input type="text"/>	<input type="checkbox"/>	4) <input type="text"/>	<input type="checkbox"/>

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

1) HVAC	C.	<b>Agree</b>	
2) Energy Star refrigerators	1)	<b>Yes</b>	
3) Energy Star dishwashers (not required in senior USDA or HUD properties)	2)	<b>Yes</b>	
4) Stoves	3)	<b>No</b>	
5) Microwave ovens	4)	<b>Yes</b>	
6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR	5)	<b>No</b>	
b. Electronically controlled solid cover plates over stove top burners	6a)	<b>Yes</b>	
	6b)		

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

*Applicant's comments regarding this section of Threshold:*

See architectural waiver regarding required amenities and appliances. Site is too limited to add additional amenities.

*DCA's Comments:*

**15 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

Pass?	
-------	--

A. Type of rehab (choose one):	A.	<b>Substantial Gut Rehab</b>	<<Select>>
B. Date of Physical Needs Assessment (PNA):	B.	<b>July 18, 2014</b>	
C. Name of consultant preparing PNA:	C.	<b>EMG, Inc.</b>	
D. Is 20-year replacement reserve study included?	D.	<b>Yes</b>	
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. <b>Applicant agrees?</b>	E.	<b>Agree</b>	

*Applicant's comments regarding this section of Threshold:*

The rehabilitation is not a substantial gut rehab or historic preservation, which are the only two selections under 15.A. Waivers are being requested on certain QAP requirements.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

<b>Applicant Response</b>	<b>DCA USE</b>
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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 all instructions set forth in the DCA Architectural Manual?
- B. Are all site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

Pass?		
A.	Yes	
B.	Yes	

*Applicant's comments regarding this section of Threshold:*

Site development and architectural drawings for renovation are included, and reference amenities as described in architectural waiver.

*DCA's Comments:*

**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 DCA Architectural 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 DCA Architectural Manual?

Pass?		
A.	Disagree	
B.	Agree	

*Applicant's comments regarding this section of Threshold:*

Applicant is requesting a waiver on the sustainable building practices due to the scope of rehab as it relates to insulation, envelope and duct testing.

*DCA's Comments:*

**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 2014 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 2014 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 (Initial, Intermediate, and Final).during construction in order to monitor grading operations, framing, and final compliance? DCA must be copied on all reviews/reports.

Pass?		
A1).	Yes	
2).	Yes	
B1).	Yes	
B2).	Yes	
C.	Yes	

*Applicant's comments regarding this section of Threshold:*

See architectural waiver regarding roll in showers.

*DCA's Comments:*

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?

**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 or rehabilitation of community buildings and common area amenities are not included in these amounts.

**B. Standard Design Options for All Projects**

1) Exterior Wall Finishes (select one)

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface

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

Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

**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)  
2)

Pass?

No	
Yes	

A.

Yes	
-----	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

*Applicant's comments regarding this section of Threshold:*

See architectural waiver. Existing siding and percentages of brick to remain. Existing roofing to remain due to recent replacement, new roofing will have 30 year warranty.

*DCA's Comments:*

**20 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

Is there a pre-application Qualification of Project Team 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 Team Determination indicated a status of (select one):

**DCA Final Determination**

*Applicant's comments regarding this section of Threshold:*

Pass?

<< Select Designation >>

<< Select Designation >>


*DCA's Comments:*

**21 COMPLIANCE HISTORY SUMMARY**

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

**B.** Is the completed Compliance Questionnaire for the principals and entities of each General Partner and Developer included in Performance Workbook?

**C.** Is the completed Organizational Chart included in the Performance Workbook and the application binder?

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

**E.** Has Applicant included documentation related to foreclosures, suspension or debarment by governmental or quasi governmental entity?

*Applicant's comments regarding this section of Threshold:*

Pass?

Yes	
Yes	
Yes	
Yes	
Yes	

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

- A. Name of Qualified non-profit: 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? B.
- C. Does the qualified non-profit materially participate in the project as described in IRC Section 469(h)? C.
- 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? D.
- 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? E.
- F. Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? F.
- 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? G.

Pass?


*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**23 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE**

- A. Name of CHDO:  Name of CHDO Managing GP:
- B. Is a copy of the State CHDO pre-qualification/renewal letter included in the Application? B.
- 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)? C.

Pass?


*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**24 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)]: A.
- B. List all contiguous Census Tracts: B.
- C. Is Contract Addendum included in Application? C.

Pass?


*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**25 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): E.

Pass?

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

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

Applicant Response	DCA USE
--------------------	---------

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**26 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 DCA Relocation Displacement Spreadsheet:
 

1) Number of Over Income Tenants	None		4) Number of Down units	None	
2) Number of Rent Burdened Tenants	None		5) Number of Displaced Tenants	None	
3) Number of Vacancies	Zero				
- 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:		

Pass?		
A.	No	
B1)	No	
2)	No	
C.	Yes	

*Applicant's comments regarding this section of Threshold:*

Tax Exempt Bonds paid off after placed in service date.

*DCA's Comments:*

**27 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

- A. If selected, does the Applicant agree to prepare and submit an AFFH 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 an AFFH Marketing plan which affirmatively markets to persons with disabilities and the homeless?
- C. If selected, does the Applicant agree to prepare and submit an AFFH 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 an AFFH 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 prepare and submit an AFFH Marketing plan that includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that includes making applications for affordable units available to public locations including at least one that has night hours?
- G. 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.

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

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**28 OPTIMAL UTILIZATION OF RESOURCES**

*Applicant's comments regarding this section of Threshold:*

Pass?

*DCA's Comments:*



**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>87</b>	<b>10</b>	<b>10</b>
<b>1. APPLICATION COMPLETENESS</b>	<b>10</b>	<b>10</b>	<b>10</b>
<i>(Applicants start with 10 pts. Any points entered will be subtracted from score value)</i>			
<b>A. Missing or Incomplete Documents</b> Organization <b>B. Financial and Other Adjustments</b>	Number: 0 Number: 0 Number: 0	For each missing or incomplete document (paper or electronic), one (1) point will be deducted One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions 2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment.	
Applicant's comments regarding this section of scoring:		A.	
		B.	

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

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

Applicant's comments regarding this section of scoring:

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DCA's Comments:

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**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

	Score Value		Self Score	DCA Score
<b>TOTALS:</b>	<b>87</b>		<b>10</b>	<b>10</b>
<b>3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS</b>	<b>12</b>		<b>0</b>	<b>0</b>
<b>A. Desirable Activities</b> (1 or 2 pts each - see QAP)				
<b>B. Undesirable Sites</b> (1 pt subtracted each)	12 various			

See QAP Scoring for further requirements. Applicants must complete Desirable/Undesirable Certification form.

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

<b>4. COMMUNITY TRANSPORTATION OPTIONS</b>	<i>Choose one. See scoring criteria for further requirements and information</i>	<b>4</b>	<b>0</b>	<b>0</b>
<b>Flexible Pool</b>	<b>Competitive Pool chosen: N/A - 4% Bond</b>			
<b>A. Site is owned by the local transit agency and has been strategically targeted by the agency to create housing with on site access to public transportation</b>		4		
<b>B. Site is adjacent* to (within 800 ft) an established public transportation stop</b>		3		
<b>C. Site is within 1/4 mile* of an established public transportation stop</b>		2		
<b>D. Site is within 1/2 mile* of an established public transportation stop</b>		1		

\*As measured from an entrance to the site that is accessible to pedestrians and connected by sidewalks or established pedestrian walkways to the transportation stop.

<b>Rural Pool</b>				
<b>E. Publicly operated/sponsored and established transit service (including on-call or fixed-route service)</b>		2		

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

<b>5. BROWNFIELD</b> (With EPA/EPD Documentation)	<i>See scoring criteria for further requirements and information</i>	<b>2</b>		
Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:				
Source of opinion letter stating that the property appears to meet the requirements for issuance of an EPD No Further Action or Limitation of Liability letter				

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

		Score Value		Self Score	DCA Score
<b>TOTALS:</b>		<b>87</b>		<b>10</b>	<b>10</b>
<b>6. SUSTAINABLE DEVELOPMENTS</b>	Choose only one. See scoring criteria for further requirements.		<Select a Sustainable Development Certification>	<b>3</b>	<b>0</b>
<b>A. Sustainable Communities Certification</b>	<b>Competitive Pool chosen:</b> <b>N/A - 4% Bond</b>			<b>3</b>	<b>0</b>
Project seeks to obtain a sustainable community certification from the program chosen above:					Yes/No Yes/No
<b>1. EarthCraft Communities</b>	Site Analysis Packet as defined in EarthCraft Communities Guidebook was submitted and reviewed by both DCA and EarthCraft Communities administrators at Pre-application?			A.	
<b>2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND)</b>	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?			1	
<b>B. Sustainable Building Certification</b>				2a)	
1. Project commits to obtaining a sustainable building certification from the program chosen above?				2	Yes/No Yes/No
2. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?				1.	
3. Project will meet program threshold requirements for Building Sustainability?				2.	
4. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?				3.	
				4.	

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

<b>7. STABLE COMMUNITIES</b>				<b>4</b>	<b>0</b>
<b>Competitive Pool chosen:</b> <b>N/A - 4% Bond</b>					Yes/No Yes/No
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 <span style="border: 1px solid black; display: inline-block; width: 50px; height: 15px;"></span> below Poverty level	(see Income)	Actual Percent			
3. Designated Middle or Upper Income level	(see Demographics)	Designation:			
4. For Rural Projects - indicate Tract Median Family Income percentage:		Actual Percent			

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

		Score Value	Self Score	DCA Score
<b>TOTALS:</b>		<b>87</b>	<b>10</b>	<b>10</b>
8. COMMUNITY REVITALIZATION PLANS		3	0	

**8. COMMUNITY REVITALIZATION PLANS**

<Select a Community Revitalization Plan option>

**A. Adopted Revitalization Plans**

Website address displaying Part A Plan:

Is the completed and executed DCA Neighborhood Revitalization Certification form included in the appropriate tab of the application?

Eligibility - The Plan:

QCT Nbr: 9505.00

2

Yes/No Yes/No

a) Has been officially adopted by the local gov't?

Date Plan adopted by local gov't:

a)

b) Includes public input and engagement?

Date of Notice:

Publication Name

b)

c) Is current and ongoing?

Date(s) of event(s):

Type of event:

c)

Plan details specific work efforts that directly effect the proposed site?

Page nbr(s):

d)

d) Clearly delineates the target area that includes the proposed project site?

Page nbr(s):

e)

e) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?

Page nbr(s):

f)

f) Contains implementation measures along w/specific time frames for achievement of policies & housing activities?

Page nbr(s):

g)

The time frames and implementation measures are current and ongoing?

g) Has at least one goal supported by the proposed development project?

Page nbr(s):

h)

h) Contains an assessment of the existing physical structures and infrastructure of the community?

Page nbr(s):

i)

i) Discusses resources that will be utilized to implement the plan?

Page nbr(s):

j)

j) Is included in full in both the paper and electronic versions of the application?

Page nbr(s):

j)

**B. Designated Military Zones**

1

Yes/No Yes/No

OR Project site is located within the census tract of a DCA-designated Military Zone (MZ).

**C. HUD Choice Neighborhoods**

2

Yes/No Yes/No

Project has received a HUD Choice Neighborhood Implementation Grant and has included in the application binder documented evidence that proposed project is located within the targeted area?

Applicant's comments regarding this section of scoring:

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose only one)

3

0 0

**A. Phased Developments**

Competitive Pool chosen: N/A - 4% Bond

3

1. Is the proposed project part of a 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 as of the 2014 Application Submission deadline?

1.

If Yes, indicate DCA Project Nbr and Project Name of that phase:

Number:

Name

2. Was the community originally designed as one development with different phases?

2.

3. Are any other phases for this project also submitted during the current funding round?

3.

OR 4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

4.

**B. Previous Projects**

NOTE: Score will be auto-filled based on the number of funding cycles selected below.

3

0 0

Proposed development site is w/in the boundaries of a Local Government where a 9% Credit project has not been awarded w/in the last funding cycles OR is located in a non- Rural area outside of a 2-mile radius from such a funded project.

<Select>

DCA

Applicant's comments regarding this section of scoring:

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	87	10	10
	2		

**10. MARKET**

For DCA determination:

- A. 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? a)
- B. 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? b)
- C. Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected? c)

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

- A. **Waiver of Qualified Contract Right** Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period? 1 A.
- B. **Tenant Ownership** Applicants commit to a plan for tenant ownership at end of compliance period (only applies to single family units). 1 B.

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**12. NON-PROFIT**

Nonprofit Setaside selection from Project Information tab:

- Is the applicant claiming these points? 3
- Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application? Yes/No

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**13. RURAL PRIORITY**

*(80 total units or less, must be 100% new construction, not adaptive re-use)*

**Competitive Pool chosen:** **N/A - 4% Bond** 24 Total Units 3

**0.00%** % New Construction

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.

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

<b>TOTALS:</b>	<b>Score Value</b> 87	<b>Self Score</b> 10	<b>DCA Score</b> 10
	1	<input type="checkbox"/>	<input type="checkbox"/>
		Yes/No	Yes/No
A.		<input type="checkbox"/>	<input type="checkbox"/>
B.		<input type="checkbox"/>	<input type="checkbox"/>
C.		<input type="checkbox"/>	<input type="checkbox"/>
D.		<input type="checkbox"/>	<input type="checkbox"/>

**14. DCA COMMUNITY INITIATIVES**

Letter from a designated Georgia Initiative for Community Housing community that clearly:

- A. Identifies the project as located within the political jurisdiction of :
- 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

< Select applicable GICH >

**NOTE: If more than one letter is issued by a GICH community, no project in that community shall be awarded any points.**

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

N/A - 4% Bond

7

<b>0</b>	<b>0</b>
Yes/No	Yes/No

Indicate that the following criteria are met:

1. Funding or assistance provided below is 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).

1.	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input type="checkbox"/>	<input type="checkbox"/>

**A. Grants/Loans**

**1. Qualifying Sources**

- a) Community Development Block Grant (CDBG) program funds
- b) Federal Home Loan Bank Affordable Housing Program (AHP)
- c) HOME Funds
- d) NSP Funds
- e) Beltline Grant
- f) Housing Opportunity Bonds
- g) HUD 202 or 811 program funds
- h) Historic tax credit proceeds
- i) Replacement Housing Factor Funds
- j) Government Grant funds
- k) Government loans with interest rates below AFR

	Amount	Amount
	0	0
	1,843,017	0.0000%
	0.0000%	0.0000%

4

A.	0	0
1.	<input type="checkbox"/>	<input type="checkbox"/>
a)	<input type="checkbox"/>	<input type="checkbox"/>
b)	<input type="checkbox"/>	<input type="checkbox"/>
c)	<input type="checkbox"/>	<input type="checkbox"/>
d)	<input type="checkbox"/>	<input type="checkbox"/>
e)	<input type="checkbox"/>	<input type="checkbox"/>
f)	<input type="checkbox"/>	<input type="checkbox"/>
g)	<input type="checkbox"/>	<input type="checkbox"/>
h)	<input type="checkbox"/>	<input type="checkbox"/>
i)	<input type="checkbox"/>	<input type="checkbox"/>
j)	<input type="checkbox"/>	<input type="checkbox"/>
k)	<input type="checkbox"/>	<input type="checkbox"/>

Total Qualifying Sources (TQS):

**2. Point Scale** Total Development Costs (TDC):

TQS as a Percent of TDC:

**B. Local Government / Non-profit Contribution**

Project receives long-term (no less than 45-year) ground lease from a local public housing authority or government entity for nominal consideration and no other land costs.

1

B.	<input type="checkbox"/>	<input type="checkbox"/>
----	--------------------------	--------------------------

**C. Off Site Improvement, Amenity and Facility Investment**

Full Cost of Improvement / Percent of TDC:

Unrelated Third Party Name

Description of Improvement(s)

	0.0000%		0.0000%
Type	<Select unrelated 3rd party type>		

2

C.	0	0
----	---	---

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

	Score Value			Self Score	DCA Score
<b>TOTALS:</b>	<b>87</b>			<b>10</b>	<b>10</b>
<b>16. SUPERIOR PROJECT CONCEPT AND DESIGN</b>	<b>3</b>				
<b>A. Innovative Project Concept and Design</b> Is the applicant claiming these points?	3	A.			
<b>OR</b> 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, along with the other required documentation, where indicated by the Tabs Checklist?					
<b>B. Community-Driven Housing Strategies</b> <b>Competitive Pool chosen: N/A - 4% Bond</b> Is the applicant claiming these points?	3	B.			
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, along with the other required documentation, where indicated by the Tabs Checklist? <i>Applicant's comments regarding this section of scoring:</i>					
<i>DCA's Comments:</i>					

<b>17. INTEGRATED SUPPORTIVE HOUSING</b>	<b>3</b>			<b>0</b>	<b>0</b>
<b>A. Integrated Supportive Housing/ Section 811 Rental Assistance</b> % of LI Units that are 1 BR & set at 50% AMI: <input style="width: 80px;" type="text" value="0.00%"/>	3	A.			
1. Applicant agrees to accept Section 811 project based rental assistance or other government rental assistance for up to 15% of the units for the purpose of providing integrated housing opportunities to a target population which includes 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?		1.			
2. An executed Memorandum of Understanding (MOU) exists with a State or Local behavioral health agency responsible for community placements, Continuum of Care, or an appropriate service provider equipped to provide referrals and support services to the target population, AND both paper and electronic copies of this MOU are included in the application?		2.			
<b>OR</b>					
<b>B. Target Population Preference</b> Application includes: <input style="width: 300px;" type="text" value="&lt;&lt;Select applicable documentation&gt;&gt;"/>	3	B.			
<i>Applicant's comments regarding this section of scoring:</i>					
<i>DCA's Comments:</i>					

<b>18. HISTORIC PRESERVATION</b> (choose only one)	<b>2</b>			<b>0</b>	<b>0</b>
<b>A.</b> The property is/has: <input style="width: 250px;" type="text" value="&lt;&lt;Select applicable status&gt;&gt;"/>	2	A.			
Historic Credit Equity: <input style="width: 100px;" type="text" value="0"/>					
Nbr of adaptive reuse units: <input style="width: 100px;" type="text" value="0"/>					
Total Units: <input style="width: 100px;" type="text" value="24"/>					
% of Total: <input style="width: 100px;" type="text" value="0"/>					
<b>OR</b>					
<b>B.</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.			
<i>Applicant's comments regarding this section of scoring:</i>					
<i>DCA's Comments:</i>					

**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

		Score Value	Self Score	DCA Score
<b>TOTALS:</b>		<b>87</b>	<b>10</b>	<b>10</b>
<b>19. PRESERVATION PRIORITY POINTS</b>	<b>Possible Score</b> (awarded by DCA to up to 7 applications):	5		
Credits Requested	50,674			
		Category <b>RANKING (NOT SCORING)</b> Points	<b>0</b>	<b>0</b>
<b>A.</b>	Application proposing to pay the full balance of a DCA HOME loan	6		
<b>OR B.</b>	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.)	5		
<b>C.</b>	Application proposes to preserve an affordable housing property receiving project-based rental assistance or subsidies for 100% of the total residential units that is within three 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. HUD may designate no more than two (2) projects as High Priority. (HUD may require that applicants seeking this priority designation for a project submit documentation no later than 60 days prior to Application Submission).	4		
<b>OR</b>	Application proposes to preserve a project with a commitment of government-awarded rental assistance or subsidies for at least 30% of residential 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>D.</b>	Application proposes to rehabilitate a project that has not been previously rehabilitated. Claiming this point constitutes an Applicant certification that this is true.	1		
<b>E.</b>	Application has a documented average physical occupancy of at least 90% for the 6 months period prior to Application submission (December to May)	2		
<b>OR</b>	Application that a documented average physical occupancy of at least 80% for the 6 months period prior to Application submission (December to May).	1		
<b>F.</b>	Application proposes to rehabilitate an existing tax credit property with a Compliance Period that began at least 20 years prior to the Application Submission deadline.	3		
<b>OR</b>	Application proposes to rehabilitate an existing tax credit property with a Compliance Period that began at least 18 years prior to the application deadline.	1		
<b>G.</b>	Application proposes rehabilitation, where the construction hard costs are at least 45% of the Total Development Costs.	2		

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*



**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	87	10	10
	1		

**20. HIGH PERFORMING SCHOOL ZONES**

Application develops a Family property located in attendance zone of high-performing elementary school (each grade level exceeds average state achievement level)?

School Name  School Year  District

Enter applicable % into each box.

Subject	3rd Grade			STATE Average			Exceeds state average?		
	Meets	Exceeds	Total Combined	Meets	Exceeds	Total Combined	Subject	Grade	School
Reading			0.00%			0.00%	n/a	n/a	
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	N/A
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	N/A
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		

Applicant's comments regarding this section of scoring:

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2014-512 Forest Ridge Apartments, Waynesboro, Burke County**

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	87	10	10
	2		

**21. WORKFORCE HOUSING NEED**

- A. Actual Number of Jobs
- B. Sites meets the minimum jobs threshold AND more than  of workers within a 2-mile radius travel over 10 miles to their place of work.

Project City	Waynesboro
Project County	Burke
HUD SA	Augusta-Richmond Co.
MSA or Non-MSA	MSA
Overall DCA Urban or Rural Tenancy	Rural
	0

City of Atlanta	Atlanta MSA (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
20,000	15,000	6,000	3,000

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

**22. COMPLIANCE / PERFORMANCE**

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

<b>10</b>	<b>0</b>	<b>0</b>

**A. Owner/Developer**

*Applicant's comments regarding this section of scoring:*

*DCA's Comments:*

<b>TOTAL POSSIBLE SCORE</b>	<b>87</b>	<b>10</b>	<b>10</b>
NONPROFIT POINTS			0
SUPERIOR PROJECT CONCEPT AND DESIGN POINTS			0
PRESERVATION POINTS			0
<b>NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS</b>			<b>10</b>

**Scoring Section 16 - Superior Project Concept and Design Narrative**

Forest Ridge Apartments

Waynesboro, Burke County

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

**Scoring Section 16 - Superior Project Concept and Design Narrative**

Forest Ridge Apartments

Waynesboro, Burke County

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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 2014 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, injury, or damages in conjunction with the project including those that may result from any inquiries or gathering of information by DCA concerning the proposed project team or Application, 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 or, the failure of DCA, in whole or in part, to grant 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, or documents to or from a third party in the possession of DCA 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 or resulting from or arising out of the release.
- 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]