

**Project Narrative**  
Champions Creek  
Milledgeville, Baldwin County

Champions Creek Apartments is a proposed 64 unit apartment development located in the Meadow Ridge subdivision off of Meadow Ridge Circle. The approximately 5 acre site will consist of four 2 story residential buildings and a community center. The residential buildings will house 8 one bedroom, one bath units of approximately 750 square feet, 32 two bedroom, two bath units of approximately 939 square feet and 24 three bedroom, two bath units of approximately 1,164 square feet.

The site is located off Dunlap RD NE and is near HWY 441 placing the residents in close proximity to a wide variety of shopping, dining, and medical services.

The units will come equipped with energy star appliances, garden tubs, walk in closets, pantries, washer and dryer connections, full size refrigerators with ice makers and outdoor patios.

The clubhouse will include a business center, a fitness center, , a community laundry and community room for social gatherings.

The site will also have a swimming pool, outdoor gathering area and perimeter fencing.

**PART ONE - PROJECT INFORMATION - 2017-003 Champions Creek , Milledgeville, Baldwin County**

Please note:

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

DCA Use ONLY - Project Nbr:

**2017-003**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 740,444	DCA HOME (from Consent Form) \$ -	
II. TYPE OF APPLICATION	Competitive Round	-----> <b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	
		Have any changes occurred in the project since pre-application?	
		2017PA17-013	No

Was this project previously submitted to the Ga Department of Community Affairs?  Yes If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used: Champions Creek DCA Project Nbr previously assigned: 2016PA-011

Has the Project Team changed?  No If No, what was the DCA Qualification Determination for the Team in that review? **Qualified w/out Conditions**

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Clifton Phillips		Title	President of Sole Member of GP
Address	1605 LBJ Freeway, Suite 610		Direct Line	(972) 243-4205
City	Dallas		Fax	
State	TX	Zip+4	75234-6010	Cellular
Office Phone	(972) 243-4205	Ext.	305	E-mail
				roundstone@rstdev.com

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

**IV. PROJECT LOCATION**

Project Name	Champions Creek		Phased Project?	No
Site Street Address (if known)	Approximately 310 Meadow Ridge Circle		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	385 Meadow Ridge Circle		Scattered Site?	<input type="checkbox"/> No <input type="checkbox"/> Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 33.114670	Longitude: -83.241950	Acreage	5.2550
City	Milledgeville	9-digit Zip**	31061-8741	Census Tract Number
Site is predominantly located:	Within City Limits	County	Baldwin	13009970300
In USDA Rural Area?	<input type="checkbox"/> No <input type="checkbox"/> In DCA Rural County?	Yes	Overall: Rural	QCT? <input type="checkbox"/> No <input type="checkbox"/> DDA? <input type="checkbox"/> Yes
				HUD SA: <b>Non-MSA</b> Baldwin Co.

\* If street number unknown  
 Legislative Districts \*\*  
 If on boundary, other district:

Congressional	State Senate	State House
10	25	145

\*\* Must be verified by applicant using following websites:  
 Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>  
 Legislative Districts: <http://volesmart.org/>

**Political Jurisdiction**

City of Milledgeville	Website	www.milledgevillega.us
Name of Chief Elected Official	Title	Mayor
Address	City	Milledgeville
Zip+4	Phone	(478) 414-4010
31061-3413		Email

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	64	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab		0		0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

**PART ONE - PROJECT INFORMATION - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	64	0
Number of 50% Units	13	0
Number of 60% Units	51	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	64	
Common Space Units	0	
Total Units	64	

**E. Buildings**

Number of Residential Buildings	4
Number of Non-Residential Buildings	1
Total Number of Buildings	5

**F. Total Residential Parking Spaces**

137

**D. Unit Area**

Total Low Income Residential Unit Square Footage	63,984
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	63,984
Total Common Space Unit Square Footage	0
Total Square Footage from Units	63,984

Total Common Area Square Footage from Nonresidential areas	2,302
Total Square Footage	66,286

(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	[ ]	Elderly	[ ]
	HFOP	[ ]	Other	[ ]
% of Total Units		6.3%	Required:	5%
% of Units for the Mobility-Impaired		50.0%	Required:	40%
% of Total Units		3.1%	Required:	2%

**VI. TENANCY CHARACTERISTICS**

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

Family

**B. Mobility Impaired**

Nbr of Units Equipped:	4
Roll-In Showers	2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	2
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**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 [ ]

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit	No
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**B. HOME:**

CHDO	No
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(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Rural

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:					Inducement Date:		
Office Street Address					Applicable QAP:		
City		State	Zip+4		T-E Bond \$ Allocated:		
Contact Name		Title			E-mail		
10-Digit Office Phone		Direct line		Website			

**PART ONE - PROJECT INFORMATION - 2017-003 Champions Creek , Milledgeville, Baldwin 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	Interest	Project Participant	Name of Project	Interest
RST Champions Creek, LLC	Champions Creek	Direct	May Realty Holdings, Inc.	Champions Creek	Direct
Roundstone Development, LLC	Champions Creek	Direct	Sydney and Madelyn Trust	Champions Creek	Direct
Clifton E. Phillips	Champions Creek	Direct	May Trust	Champions Creek	Direct
Realty Advisors, LLC	Champions Creek	Direct	10		
Realty Advisors, Inc.	Champions Creek	Direct	11		
TacCo Financial, Inc.	Champions Creek	Direct	12		

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
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

**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 - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?	<input type="text" value="No"/>		
Number of Public Housing Units reserved and rented to public housing tenants:	<input type="text"/>	% of Total Residential Units	<input type="text" value="0%"/>
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA: <input type="text"/>	Households on Waiting List: <input type="text"/>	% of Total Residential Units <input type="text" value="0%"/>
Local PHA	<input type="text"/>		
Street Address	<input type="text"/>		
City	<input type="text"/>	Zip+4	<input type="text"/>
Area Code / Phone	<input type="text"/>	Email	<input type="text"/>
Contact	<input type="text"/>		
Direct line	<input type="text"/>		
Cellular	<input type="text"/>		

**B. Existing properties: currently an Extension of Cancellation Option?**  If yes, expiration year:  Nbr yrs to forgo cancellation option:

**New properties: to exercise an Extension of Cancellation Option?**  If yes, expiration year:  Nbr yrs to forgo cancellation option:

**C. Is there a Tenant Ownership Plan?**

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

Total Existing Units	<input type="text"/>
Number Occupied	<input type="text"/>
% Existing Occupied	<input type="text"/>

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

Amenities?	<input type="text" value="No"/>	Qualification Determination?	<input type="text" value="Yes"/>
Architectural Standards?	<input type="text" value="No"/>	Payment and Performance Bond (HOME only)?	<input type="text" value="No"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	<input type="text" value="No"/>	Other (specify):	<input type="text" value="No"/>
HOME Consent?	<input type="text" value="No"/>	State Basis Boost (extraordinary circumstances)	<input type="text" value="No"/>
Operating Expense?	<input type="text" value="No"/>	If Yes, new Limit is ----->:	<input type="text"/>
Credit Award Limitation (extraordinary circumstances)?	<input type="text" value="No"/>	If Yes, new Limit is ----->:	<input type="text"/>

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

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	<input type="text" value="April 1, 2019"/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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**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)

RST Champions Creek, LP				Name of Principal		Clifton Phillips
1605 LBJ Freeway, Suite 610				Title of Principal		President of Sole Member o
Dallas		Fed Tax ID:		Direct line		(972) 243-4205
TX	Zip+4	75234-6010	Org Type:	For Profit	Cellular	
(972) 243-4205		305	E-mail		roundstone@rstdev.com	

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

RST Champions Creek Housing, LLC				Name of Principal		Clifton Phillips
1605 LBJ Freeway, Suite 610				Title of Principal		President of Sole Member
Dallas		Website		Direct line		(972) 243-4205
TX	Zip+4	75234-6010	Cellular		(214) 405-3698	
(972) 243-4205		305	E-mail		roundstone@rstdev.com	

**b. Other General Partner**

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

N/A				Name of Principal		
				Title of Principal		
		Website		Direct line		
	Zip+4		Cellular			
			E-mail			

**c. Other General Partner**

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

N/A				Name of Principal		
				Title of Principal		
		Website		Direct line		
	Zip+4		Cellular			
			E-mail			

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

**a. Federal Limited Partner**

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

Alden Capital Partners, LLC				Name of Principal		James Crowder
15260 Ventura Blvd. Suite 600				Title of Principal		Vice President
Los Angeles		Website		Direct line		(818) 380-6123
CA	Zip+4	91403-5340	Cellular		(818) 281-4908	
(818) 380-6100		6123	E-mail		james.crowder@aldentorch.com	

**b. State Limited Partner**

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

Alden Capital Partners, LLC				Name of Principal		James Crowder
15260 Ventura Blvd. Suite 600				Title of Principal		Vice President
Los Angeles		Website		Direct line		(818) 380-6123
CA	Zip+4	91403-5340	Cellular		(818) 281-4908	
(818) 380-6100		6123	E-mail		james.crowder@aldentorch.com	

**3. NONPROFIT SPONSOR**

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

N/A				Name of Principal		
				Title of Principal		
		Website		Direct line		
	Zip+4		Cellular			
			E-mail			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Roundstone Development, LLC				Name of Principal	Clifton Phillips
1605 LBJ Freeway, Suite 610				Title of Principal	President
Dallas		Website	www.rstdev.com	Direct line	(972) 243-4205
TX		Zip+4	75234-6010	Cellular	(214) 405-3698
(972) 243-4205	305	E-mail	roundstone@rstdev.com		

**B. CO-DEVELOPER 1**

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

N/A				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**C. CO-DEVELOPER 2**

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

N/A				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**D. DEVELOPMENT CONSULTANT**

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

N/A				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

N/A				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**B. GENERAL CONTRACTOR**

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

Triangle Construction Company, Inc.				Name of Principal	Bob King
102 First Choice Drive				Title of Principal	President
Madison		Website	www.triangleconst.com	Direct line	(601) 852-9326
MS		Zip+4	39110-7067	Cellular	(601) 946-2032
(601) 853-9326		E-mail	bob@triangleconst.com		

**C. MANAGEMENT COMPANY**

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

Sunchase American, LTD.				Name of Principal	Robert Canham
3907 North Elm Street				Title of Principal	President
Greensboro		Website	www.sunchaseamerican.com	Direct line	(336) 545-1291
NC		Zip+4	27455-2594	Cellular	(336) 254-2900
(336) 545-1291		E-mail	bob@sunchaseamerican.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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<b>D. ATTORNEY</b>	Broad & Cassel			Name of Principal	David Leon
Office Street Address	390 North Orange Avenue			Title of Principal	Partner
City	Orlando	Website	www.broadandcassel.com		Direct line
State	FL	Zip+4	32801-4961		Cellular
10-Digit Office Phone / Ext.	(407) 839-4200	4276	E-mail dleon@broadandcassel.com		

<b>E. ACCOUNTANT</b>	Cohn Reznick			Name of Principal	Matt Stile
Office Street Address	816 Congress Avenue, Suite 200			Title of Principal	Office Managing Partner
City	Austin	Website	www.cohnreznick.com		Direct line
State	TX	Zip+4	78701-2474		Cellular
10-Digit Office Phone / Ext.	(512) 398-6644		E-mail matt.stile@cohnreznick.com		

<b>F. ARCHITECT</b>	Cross Architects, PLLC			Name of Principal	Brian Rumsey
Office Street Address	1255 W. 15th Street, Suite 125			Title of Principal	Principal
City	Plano	Website			Direct line
State	TX	Zip+4	75075-7271		Cellular
10-Digit Office Phone / Ext.	(972) 398-6644	300	E-mail brumsey@crossarchitects.com		

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

<b>A. LAND SELLER</b> (If applicable)	Lawson Lawrence & Joanna C. H	Principal	Lawson Lawrence / Joanna C. Hollis	10-Digit Phone / Ext.	4784522214
Office Street Address	PO BOX 548			City	Milledgeville
State	GA	Zip+4	31061-8741	E-mail	lawsonlawrence@yahoo.com

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	No	

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No		For Profit	0.0100%	Yes	The developer is sole member of MGP.
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	99.9800%	No	
State Ltd Partner	No	No	For Profit	0.0100%	No	
NonProfit Sponsor						
Developer	No	No	For Profit	00% of .01%	Yes	Developer Owns General Partner
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit	0.0000%	No	
Managemen t Company	No	No	For Profit	0.0000%	No	
				<b>Total</b>	<b>100.0000%</b>	

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Alden Capital Partners, LLC is both Federal and State Syndicator and will own 99.99% as one entity. In order for chart above to work we simply divided their interest so the bottom percentage equals 100%.	
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**PART THREE - SOURCES OF FUNDS - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

<input type="checkbox"/>	Yes	Tax Credits	<input type="checkbox"/>	FHA Risk Share	<input type="checkbox"/>	Georgia TCAP *
<input type="checkbox"/>		Historic Rehab Credits	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	USDA 515
<input type="checkbox"/>		Tax Exempt Bonds: \$ <input type="text"/>	<input type="checkbox"/>	Replacement Housing Funds	<input type="checkbox"/>	USDA 538
<input type="checkbox"/>		Taxable Bonds	<input type="checkbox"/>	McKinney-Vento Homeless	<input type="checkbox"/>	USDA PBRA
<input type="checkbox"/>		CDBG	<input type="checkbox"/>	FHLB / AHP *	<input type="checkbox"/>	Section 8 PBRA
<input type="checkbox"/>		HUD 811 Rental Assistance Demonstration (RAD)	<input type="checkbox"/>	NAHASDA	<input type="checkbox"/>	Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
<input type="checkbox"/>		DCA HOME * -- Amt \$ <input type="text"/>	<input type="checkbox"/>	Neighborhood Stabilization Program *	<input type="checkbox"/>	National Housing Trust Fund
<input type="checkbox"/>		Other HOME * -- Amt \$ <input type="text"/>	<input type="checkbox"/>	HUD CHOICE Neighborhoods	<input type="checkbox"/>	Other <b>Type</b> of Funding - describe <i>type/program</i> here
<input type="checkbox"/>		Other HOME - Source <input type="text" value="Specify Other HOME Source here"/>			<input type="checkbox"/>	Specify <b>Administrator</b> of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Bellwether Enterprise Real Estate Capital	1,520,000	5.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Roundstone Development, LLC	1,084,760		
Federal Housing Credit Equity	Alden Capital Partners, LLC	5,403,220		
State Housing Credit Equity	Alden Capital Partners, LLC	3,096,968		
Other Type (specify)	<input type="text"/>			
Other Type (specify)	<input type="text"/>			
Other Type (specify)	<input type="text"/>			
<b>Total Construction Financing:</b>		<b>11,104,948</b>		
Total Construction Period Costs from Development Budget:		<b>11,104,948</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-003 Champions Creek , Milledgeville, Baldwin 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
Mortgage A (Lien Position 1)	Bellwether Enterprise Real Estate Capital	1,520,000	5.000%	40	40	87,953	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 2.44%	Roundstone Development, LLC	34,175	0.000%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 592,473  
 DDF Percent of Cash Flow (Yrs 1-15) 5.768% 5.768%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Alden Capital Partners, LLC	6,071,034					
State Housing Credit Equity	Alden Capital Partners, LLC	3,479,739					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		11,104,948					
Total Development Costs from Development Budget:		11,104,948					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
6,071,641	-606.80	55%
3,480,087	-347.80	31%
		86%

\*Foundation or charity funding to cover costs exceeding DCA cost limit (see Appendix I, Section II).

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

**IV. DCA COMMENTS - DCA USE ONLY**

While the Permanent Financing rate in Section III states 5% this rate is inclusive of MIP. The face interest rate of the loan is 4.75%.

**PART FOUR - USES OF FUNDS - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				7,500	7,500				
Market Study				10,000	10,000				
Environmental Report(s)				12,350	12,350				
Soil Borings				18,000	18,000				
Boundary and Topographical Survey				7,000	7,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>54,850</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				350,000				350,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>350,000</b>	<b>-</b>	<b>-</b>	<b>350,000</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	170,627		896,646	549,197			347,449	
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>896,646</b>	<b>-</b>	<b>-</b>	<b>347,449</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				5,217,600	5,217,600				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				363,620	363,620				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>5,581,220</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		388,671	388,671				
Builder Overhead	6.000%	388,672	6.000%	129,557	129,557				
General Requirements*	2.000%	129,557	2.000%	388,671	388,671				
	6.000%	388,672	6.000%	906,899	906,899				
*See QAP: General Requirements policy	<b>14.000%</b>	<b>906,901</b>		<b>Subtotal</b>	<b>906,899</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>		<b>Average TCHC:</b>		115,386.95 per Res'l unit	115,386.95 per unit	111.41 per total sq ft			
7,384,765.00				115.42 per Res'l unit SF	115.42 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency	5.00%			369,238	369,238				

**PART FOUR - USES OF FUNDS - 2017-003 Champions Creek , Milledgeville, Baldwin 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>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	15,200	15,200			
Construction Loan Interest	119,700	71,820			47,880
Construction Legal Fees	42,500	42,500			
Construction Period Inspection Fees	15,000	15,000			
Construction Period Real Estate Tax	25,600	25,600			
Construction Insurance	51,200	51,200			
Title and Recording Fees	112,649	112,649			
Payment and Performance bonds	92,310	92,310			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>474,159</b>	<b>426,279</b>	<b>-</b>	<b>-</b>	<b>47,880</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	147,200	147,200			
Architectural Fee - Supervision	14,400	14,400			
Green Building Consultant Fee Max: 20,000	18,000	18,000			
Green Building Program Certification Fee (LEED or Earthcraft)	4,000	4,000			
Accessibility Inspections and Plan Review	7,500	7,500			
Construction Materials Testing	22,000	22,000			
Engineering	75,000	75,000			
Real Estate Attorney	70,000	70,000			
Accounting	32,000	32,000			
As-Built Survey	8,500	8,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>398,600</b>	<b>398,600</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 411					
Building Permits	24,536	24,536			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	1,030	1,030			
Sewer Tap Fees waived? <input type="text" value="No"/>	725	725			
<b>Subtotal</b>	<b>26,291</b>	<b>26,291</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	70,560				70,560
Permanent Loan Legal Fees	10,000				10,000
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: HUD AEC Review, Application and Inspection Fees	22,000				22,000
<b>Subtotal</b>	<b>102,560</b>				<b>102,560</b>

**PART FOUR - USES OF FUNDS - 2017-003 Champions Creek , Milledgeville, Baldwin 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 (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	59,236	59,236				59,236
LIHTC Compliance Monitoring Fee	51,200	51,200				51,200
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	120,936				120,936
		<b>EQUITY COSTS</b>				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		40,000				40,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	40,000				40,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	20.000%	280,564	280,564			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,122,255	1,122,255			
	<b>Subtotal</b>	1,402,819	1,402,819	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		39,121				39,121
Rent-Up Reserves	70,878	70,878				70,878
Operating Deficit Reserve:	185,731	185,731				185,731
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,328	85,000	85,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	380,730	85,000	-	-	295,730
		<b>OTHER COSTS</b>				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>11,104,948</b>	<b>9,800,393</b>	<b>-</b>	<b>-</b>	<b>1,304,555</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	173,514.81	<b>Square Foot:</b>	167.53		

**PART FOUR - USES OF FUNDS - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**II. TAX CREDIT CALCULATION - BASIS METHOD**

**Subtractions From Eligible Basis**

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

**Eligible Basis Calculation**

Total Basis	9,800,393	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	9,800,393	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: DDA/QCT 130.00%		
Adjusted Eligible Basis	12,740,511	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	12,740,511	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,146,646	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>1,146,646</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:

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

11,107,448	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):			
11,104,948					
1,520,000					
9,584,948	Funding Amount	0	Hist Desig	No	
/ 10					
958,495	Federal	0.8200	+	State	0.4700
1.2900	=				
<b>743,019</b>					
743,019					
740,444					
<b>740,444</b>					

PART FOUR - USES OF FUNDS - 2017-003 Champions Creek , Milledgeville, Baldwin County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The Applicant ran a Marshall and Swift report on the project based on number of units, method of quality of construction, and taking into account certain green building components (the report is attached as backup in the additional documentation folder). The Applicant then compared this report to the Developer's intital take off. The report came in at \$5.61 million versus the initial take-off of \$5.58 million. Therefore, the Applicant used \$5.58 million. The Applicant also compared the per unit square foot cost to our construction experience in the current market and believes that the project is in line with current market conditionals given the green building components and smaller project size. The site is heavily wooded (which increases our costs) and site work also includes a gated entry with full perimeter fencing. The Accesory Structures costs include the clubhouse, the pool, the tot lot and the covered picnic pavillion. Applicant is receiving a few cents less on its equity price because the Investor is putting in 89% of its total equity upfront and during construction.

**PART FOUR (b) - OTHER COSTS - 2017-003 - Champions Creek - Milledgeville - Baldwin, County**

DCA requires the Applicant provide a narrative for all "Other" development costs listed on Part IV-Uses of Funds. For any amounts shown below the Applicant needs to provide an explanation of the cost incurred by the development. The narrative should be a brief description for DCA intended to justify its inclusion as a valid development cost. Further, if the "Other" cost is included into eligible basis, a second narrative is required describing its justification into tax credit basis. Expand row size as needed to show text.

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost  Total Basis

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost  Total Basis

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

Total Basis

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

HUD AEC Review, Application and Inspection Fees

We are using an FHA Insured Mortgage under the 221(d)(4) program. As part of the issuance costs, HUD charges an AEC Review Fee, an Application Fee and an Inspection Fee.

Total Cost

**DCA-RELATED COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

**EQUITY COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

<b>Description/Nature of Cost</b>	<b>Basis Justification</b>

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

<< Enter description here; provide detail & justification in tab Part IV-b >>

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost  Total Basis

**OTHER COSTS**

<< Enter description here; provide detail & justification in tab Part IV-b >>

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**DCA Utility Region for project: North**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

GDCA Georgia North Low Rise		
January 1, 2017	Structure	2-Story Walkup

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			5	6	9		
Cooking	Electric	X			7	9	12		
Hot Water	Electric	X			14	19	24		
Air Conditioning	Electric	X			6	9	12		
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes		X						
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>53</b>	<b>70</b>	<b>90</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 >>								
Cooking	<<Select Fuel >>								
Hot Water	<<Select Fuel >>								
Air Conditioning	Electric								
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric								
Water & Sewer	Submetered*? <input type="checkbox"/> <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>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

The Applicant could not find a utility allowance spreadsheet in the appropriate format to generate a utility allowance for Milledgeville. Baldwin County only had allowances for their particular properties and not a "general" allowance. Therefore, we utilized DCA's Georgia North Low Rise allowance effective 01/01/2017.

**DCA COMMENTS**





Building Type: Detached / SemiDetached  
(for **Cost Limit** purposes)

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	8	32	24	0	0	64
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	3,000	25,353	23,280	0	51,633
0	3,000	4,695	4,656	0	12,351
0	6,000	30,048	27,936	0	63,984
0	0	0	0	0	0
0	6,000	30,048	27,936	0	63,984
0	0	0	0	0	0
0	6,000	30,048	27,936	0	63,984

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

Ancillary Income

5,760

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

1.25%

Other Income (OI) by Year:

**Included in Mgt Fee:**

	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:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	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:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	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:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	44,375
Maintenance Salaries & Benefits	44,375
Support Services Salaries & Benefits	
Other (describe here)	
<b>Subtotal</b>	<b>88,750</b>

**On-Site Office Costs**

Office Supplies & Postage	7,408
Telephone	5,760
Travel	2,100
Leased Furniture / Equipment	2,700
Activities Supplies / Overhead Cost	
Other (describe here)	
<b>Subtotal</b>	<b>17,968</b>

**Maintenance Expenses**

Contracted Repairs	11,940
General Repairs	6,300
Grounds Maintenance	14,400
Extermination	3,840
Maintenance Supplies	4,800
Elevator Maintenance	
Redecorating	
Pool	4,800
<b>Subtotal</b>	<b>46,080</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	
<b>Subtotal</b>	<b>0</b>

**Professional Services**

Legal	2,400
Accounting	2,400
Advertising	3,600
Other (describe here)	
<b>Subtotal</b>	<b>8,400</b>

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

Electricity	11	8,640
Natural Gas	0	
Water&Swr	50	38,400
Trash Collection		8,640
Other (describe here)		
<b>Subtotal</b>		<b>55,680</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	28,909
Insurance**	15,955
Other (describe here)	
<b>Subtotal</b>	<b>44,864</b>

**Management Fee:**

	<b>21,768</b>
365.73	Average per unit per year
30.48	Average per unit per month

(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)

**TOTAL OPERATING EXPENSES** **283,510**

Average per unit 4,429.84  
 Total OE Required 192,000

**Replacement Reserve (RR)** **16,000**

Proposed average RR/unit amount:	250
----------------------------------	-----

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	64 units x \$250 =	16,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>64</b>	<b>16,000</b>

**TOTAL ANNUAL EXPENSES** **299,510**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

The property taxes were calculated by obtaining the first year NOI and dividing by CAP rates from 8% to 10% to arrive at an estimated market value. These market values were then reduced by 40% to get to an appraised value. The Applicant then applied the millage rate for the lot. Applying the millage against such values, we arrived at property tax estimates for the various estimated appraised values. We then average these property taxes to arrive at an estimated property tax calculation for the property. For insurance, the Applicant would place the property under its current master policy which has been approved by lenders and syndicators. So, we took the total construction cost estimated herein and subtracted out all site work for a true replacement value. We then provided this replacement value to our insurer who wrote us a letter detailing our insurance cost based on the replacement value provided (the letter is provided in additional documentation). For all other expenses, we derived values based on past experience for similar properties and taking into account the unique characteristics of this property. We have attached 3 somewhat similar property operating statements from our management company in additional documentation. Our only note is that on these statements the replacement reserve payments is below the NOI row.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	462,372	471,619	481,052	490,673	500,486	510,496	520,706	531,120	541,742	552,577
Ancillary Income	5,760	5,875	5,993	6,113	6,235	6,360	6,487	6,616	6,749	6,884
Vacancy	(32,769)	(33,425)	(34,093)	(34,775)	(35,470)	(36,180)	(36,903)	(37,642)	(38,394)	(39,162)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(261,742)	(269,594)	(277,682)	(286,013)	(294,593)	(303,431)	(312,534)	(321,910)	(331,567)	(341,514)
Property Mgmt	(21,768)	(22,204)	(22,648)	(23,101)	(23,563)	(24,034)	(24,514)	(25,005)	(25,505)	(26,015)
Reserves	(16,000)	(16,480)	(16,974)	(17,484)	(18,008)	(18,548)	(19,105)	(19,678)	(20,268)	(20,876)
NOI	135,853	135,792	135,647	135,413	135,087	134,663	134,137	133,502	132,757	131,893
Mortgage A	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	42,900	42,839	42,694	42,461	42,134	41,710	41,184	40,550	39,804	38,941
DCR Mortgage A	1.54	1.54	1.54	1.54	1.54	1.53	1.53	1.52	1.51	1.50
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.54	1.54	1.54	1.54	1.54	1.53	1.53	1.52	1.51	1.50
Oper Exp Coverage Ratio	1.45	1.44	1.43	1.41	1.40	1.39	1.38	1.36	1.35	1.34
Mortgage A Balance	1,507,770	1,494,913	1,481,400	1,467,194	1,452,262	1,436,566	1,420,067	1,402,724	1,384,493	1,365,330
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	563,629	574,901	586,399	598,127	610,090	622,292	634,738	647,432	660,381	673,589
Ancillary Income	7,021	7,162	7,305	7,451	7,600	7,752	7,907	8,065	8,227	8,391
Vacancy	(39,946)	(40,744)	(41,559)	(42,391)	(43,238)	(44,103)	(44,985)	(45,885)	(46,803)	(47,739)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(351,759)	(362,312)	(373,182)	(384,377)	(395,908)	(407,786)	(420,019)	(432,620)	(445,598)	(458,966)
Property Mgmt	(26,535)	(27,066)	(27,607)	(28,159)	(28,723)	(29,297)	(29,883)	(30,481)	(31,090)	(31,712)
Reserves	(21,503)	(22,148)	(22,812)	(23,497)	(24,201)	(24,927)	(25,675)	(26,446)	(27,239)	(28,056)
NOI	130,908	129,793	128,545	127,156	125,619	123,931	122,082	120,067	117,878	115,507
Mortgage A	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	37,955	36,840	35,592	34,203	32,667	30,978	29,130	27,114	24,925	22,554
DCR Mortgage A	1.49	1.48	1.46	1.45	1.43	1.41	1.39	1.37	1.34	1.31
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.49	1.48	1.46	1.45	1.43	1.41	1.39	1.37	1.34	1.31
Oper Exp Coverage Ratio	1.33	1.32	1.30	1.29	1.28	1.27	1.26	1.25	1.23	1.22
Mortgage A Balance	1,345,187	1,324,013	1,301,755	1,278,359	1,253,766	1,227,914	1,200,740	1,172,176	1,142,150	1,110,588
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	687,060	700,802	714,818	729,114	743,696	758,570	773,742	789,217	805,001	821,101
Ancillary Income	8,559	8,730	8,905	9,083	9,265	9,450	9,639	9,832	10,028	10,229
Vacancy	(48,693)	(49,667)	(50,661)	(51,674)	(52,707)	(53,761)	(54,837)	(55,933)	(57,052)	(58,193)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(472,735)	(486,917)	(501,525)	(516,570)	(532,068)	(548,030)	(564,471)	(581,405)	(598,847)	(616,812)
Property Mgmt	(32,346)	(32,993)	(33,653)	(34,326)	(35,013)	(35,713)	(36,427)	(37,156)	(37,899)	(38,657)
Reserves	(28,898)	(29,765)	(30,658)	(31,577)	(32,525)	(33,500)	(34,505)	(35,541)	(36,607)	(37,705)
NOI	112,947	110,190	107,227	104,049	100,648	97,016	93,141	89,014	84,624	79,962
Mortgage A	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(3,939)	-	-
Cash Flow	19,995	17,237	14,274	11,097	7,696	4,063	188	(2,878)	(3,328)	(7,990)
DCR Mortgage A	1.28	1.25	1.22	1.18	1.14	1.10	1.06	1.01	0.96	0.91
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.28	1.25	1.22	1.18	1.14	1.10	1.06	1.01	0.96	0.91
Oper Exp Coverage Ratio	1.21	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12
Mortgage A Balance	1,077,411	1,042,537	1,005,879	967,345	926,840	884,262	839,506	792,460	743,007	691,025
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	837,523	854,273	871,359	888,786	906,562
Ancillary Income	10,433	10,642	10,855	11,072	11,293
Vacancy	(59,357)	(60,544)	(61,755)	(62,990)	(64,250)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(635,317)	(654,376)	(674,007)	(694,228)	(715,054)
Property Mgmt	(39,430)	(40,219)	(41,023)	(41,843)	(42,680)
Reserves	(38,836)	(40,001)	(41,201)	(42,437)	(43,710)
NOI	75,017	69,775	64,227	58,360	52,160
Mortgage A	(87,953)	(87,953)	(87,953)	(87,953)	(87,953)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	(12,936)	(18,178)	(23,726)	(29,593)	(35,792)
DCR Mortgage A	0.85	0.79	0.73	0.66	0.59
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.85	0.79	0.73	0.66	0.59
Oper Exp Coverage Ratio	1.11	1.09	1.08	1.07	1.07
Mortgage A Balance	636,382	578,944	518,568	455,102	388,389
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-003 Champions Creek , Milledgeville, Baldwin 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 (include total charged by all lenders/investors)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.15%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="5.00%"/>
Expense Growth Rate (3.00%)	<input type="text"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text"/>
Percent of Effective Gross Income	<input type="text" value="Yes"/>	--> If Yes, indicate actual percentage:	<input type="text" value="5.000%"/>

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Applicant pays off the Deferred Development Fee from Cash Flow in Year 1. While the Permanent Financing rate in Section III states 5% this rate is inclusive of MIP.

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

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

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

*DCA's Overall Comments / Approval Conditions:*

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

**1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN**

Pass?

*Threshold Justification per Applicant*

Applicant believes that it meets conformance with the plan and that the project demonstrates financial feasibility and viability.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**Applicant Response DCA USE**

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

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

**2 COST LIMITS**

*NOTE: Unit counts are linked to Rent Chart in Part VI Revenues & Expenses Tab. Cost Limit Per Unit totals by unit type are auto-calculated.*

**New Construction and Acquisition/Rehabilitation**

**Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)**

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	117,818 x 0 units = 0	0	0	129,599 x 0 units = 0
1 BR	1	0	154,420 x 0 units = 0	0	0	169,862 x 0 units = 0
2 BR	2	0	187,511 x 0 units = 0	0	0	206,262 x 0 units = 0
3 BR	3	0	229,637 x 0 units = 0	0	0	252,600 x 0 units = 0
4 BR	4	0	270,341 x 0 units = 0	0	0	297,375 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	110,334 x 0 units = 0	0	0	121,367 x 0 units = 0
1 BR	1	0	144,909 x 0 units = 0	0	0	159,399 x 0 units = 0
2 BR	2	0	176,506 x 0 units = 0	0	0	194,156 x 0 units = 0
3 BR	3	0	217,443 x 0 units = 0	0	0	239,187 x 0 units = 0
4 BR	4	0	258,414 x 0 units = 0	0	0	284,255 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	91,210 x 0 units = 0	0	0	100,331 x 0 units = 0
1 BR	1	8	125,895 x 8 units = 1,007,160	0	0	138,484 x 0 units = 0
2 BR	2	32	159,553 x 32 units = 5,105,696	0	0	175,508 x 0 units = 0
3 BR	3	24	208,108 x 24 units = 4,994,592	0	0	228,918 x 0 units = 0
4 BR	4	0	259,274 x 0 units = 0	0	0	285,201 x 0 units = 0
<i>Subtotal</i>	<i>64</i>	<i>64</i>	<i>11,107,448</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	95,549 x 0 units = 0	0	0	105,103 x 0 units = 0
1 BR	1	0	133,769 x 0 units = 0	0	0	147,145 x 0 units = 0
2 BR	2	0	171,988 x 0 units = 0	0	0	189,186 x 0 units = 0
3 BR	3	0	229,318 x 0 units = 0	0	0	252,249 x 0 units = 0
4 BR	4	0	286,647 x 0 units = 0	0	0	315,311 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>64</b>		<b>11,107,448</b>	<b>0</b>		<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Valdosta**  
Tot Development Costs:  
**11,104,948**

Cost Waiver Amount:  
  
Historic Preservation Pts  
  
Community Transp Opt Pts

**Project Cost Limit (PCL)**  
**11,107,448**

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

*Threshold Justification per Applicant*  
Applicant's TDC is less than the PCL. *DCA's Comments:*

**3 TENANCY CHARACTERISTICS** This project is designated as: **Family** Pass?   
*Threshold Justification per Applicant*  
Applicant has designed the community for families. *DCA's Comments:*

**4 REQUIRED SERVICES** Pass?

- A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. **Does Applicant agree?**
- B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:
- 1) Social & recreational programs planned & overseen by project mgr Specify: **Potluck Dinners, Movie Night, Health Classes, Pool Parties, Etc.**
  - 2) On-site enrichment classes Specify: **Arts & Crafts, CPR Classes**
  - 3) On-site health classes Specify:
  - 4) Other services approved by DCA Specify:

C. For applications for rehabilitation of existing congregate supportive housing developments:  
Name of behavioral health agency, continuum of care or service provider for which MOU is included C.

*Threshold Justification per Applicant* *DCA's Comments:*

Applicant meets threshold since Applicant will provide regular social recreational activities to tenants at no

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

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

**5 MARKET FEASIBILITY**

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Overall Market Occupancy Rate
- D. Overall capture rate for tax credit units
- E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.

A.	Gill Group, LTD.	
B.	Ten Months	
C.	98.60%	
D.	8.90%	

Pass? 

--

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. 

Yes
-----

*Threshold Justification per Applicant*

Applicant believes that the Market Study meets threshold by showing low capture rate of 8.90% and strong overall market at 98.6% occupancy. There were no DCA project funded in 2014 or 2015 near Subject Property.

*DCA's Comments:*

**6 APPRAISALS**

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?  
If an appraisal is included, indicate Appraiser's Name and answer the following questions:  
1) Does it provide a land value?  
2) Does it provide a value for the improvements?  
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?
- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?
- D. Has the property been:  
1) Rezoned?  
2) Subdivided?  
3) Modified?

Appraiser's Name: 

--

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

Pass? 

--

*Threshold Justification per Applicant*

The property was formerly outside of the city limits. The property has been rezoned and annexed into the city. No appraisal is required as the Seller and Buyer have no identity of interest and the land cost represents a reasonable market value for the land.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:

A. **F3, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

- 1) If "Yes", name of company that prepared the noise assessment?
- 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
- 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

1) **F3, Inc.**  
2) **53.8**

**N/A; normal building materials will drop project below 45db for interior units.**

D. Is the subject property located in a:

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

D.  
1) **No**  
2) **No**  
a)  
b)  
c)  
3) **No**  
a)  
b)  
c)  
4) **No**

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

- 1) Lead-based paint? **No**
- 2) Noise? **No**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species? **No**
- 6) Historic designation? **No**
- 7) Vapor intrusion? **No**
- 8) Asbestos-containing materials? **No**

- 9) Mold? **No**
- 10) PCB's? **No**
- 11) Radon? **No**

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

**N/A**

F. Is all additional environmental documentation required for a HOME application included, such as:

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

1) **No**  
2) **No**  
3) **No**  
G. **N/A**

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

**Projects involving HOME funds must also meet the following Site and Neighborhood Standards:**

H. 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)]:

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I. **[Redacted]**

J. Is Contract Addendum included in Application?

J. **[Redacted]**

**Threshold Justification per Applicant**

**Applicant believes it has met threshold as the environmental report is clean. The report does have a stream crossing and Applicant will build a bridge to cross the stream which will not disturb the stream and**

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

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

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date:
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A. Yes	
B. <<Select>>	
C.	
D. No	

*Threshold Justification per Applicant*

Applicant has met threshold by having a contract to purchase which is valid through 12/31/17 and has three monthly extensions.

*DCA's Comments:*

**9 SITE ACCESS**

- A. Does this site provide a specified entrance that is legally accessible by paved roads and are the appropriate drawings, surveys, photographs and other documentation reflecting such paved roads included in the electronic application binder?
- B. If access roads are not in place, does the application contain documentation evidencing local government approval to pave the road, a commitment for funding, and the timetable for completion of such paved roads?
- C. If the road is going to be paved by the applicant, are these costs documented in the submitted electronic application binder and reflected in the development budget provided in the core application?
- D. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, and are the plans for paving private drive, including associated development costs, adequately addressed in Application?

Pass?	
A. Yes	
B.	
C.	
D.	

*Threshold Justification per Applicant*

Applicant has met threshold as the site borders Meadow Ridge Circle, which is a public road. No easements are needed.

*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 (include a copy of the applicable sections of the zoning ordinance highlighted for the stated classification)?
    - 4) Is the letter accompanied by all conditions of these zoning and land use classifications?
    - 5) If project is requesting HOME or HUD funds, does Local Government official also comment on whether project will include development of prime or unique farmland?
- D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site layout conforms to any moratoriums, density, setbacks or other requirements?
- E. Are all issues and questions surrounding the zoning and land use classification clearly defined prior to this application submission?

Pass?	
A. Yes	
B. Yes	
C. Yes	
1) Yes	
2) Yes	
3) Yes	
4) Yes	
5) N/Ap	
D. Yes	
E. Yes	

*Threshold Justification per Applicant*

Applicant has met threshold by providing the letter and appropriate documentation demonstrating the ability to construct the project as designed along with a conforming site plan.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

*Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.*

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

<<Enter Provider Name Here>>

Pass?

*Threshold Justification per Applicant*

2) Electric

Georgia Power Company

1) No

2) Yes

Applicant has met threshold as electric utility is available at the site and Georgia Power Company has confirmed capacity and service.

*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?

Pass?

A1) No

2) Yes

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

The City of Milledgeville

B1) Yes

2) Public sewer

The City of Milledgeville

2) Yes

*Threshold Justification per Applicant*

Applicant has met threshold as the City of Milledgeville has confirmed via a letter that it will service the site and has capacity.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

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

No

Agree

1) Community area (select either community room or community building):

A1) Building

2) Exterior gathering area (if "Other", explain in box provided at right):

A2) Other - explain:

Covered Pavilion

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

1) Equipped Playground

3) Equipped Exercise Room

2) Equipped Computer Center

4) Swimming Pool

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

C. Agree

1) HVAC systems

1) Yes

2) Energy Star refrigerators

2) Yes

3) Energy Star dishwashers (not required in senior USDA or HUD properties)

3) Yes

4) Stoves

4) Yes

5) Microwave ovens

5) Yes

6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR

6a) Yes

b. Electronically controlled solid cover plates over stove top burners

6b) No

D. If proposing a Senior project or Special Needs project, Applicant agrees to provide the following additional required Amenities:

D. N/A

1) Elevators are installed for access to all units above the ground floor.

1) Yes

2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors

2) Yes

3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988

3a) Yes

b. If No, was a DCA Architectural Standards waiver granted?

3b) Yes

*Threshold Justification per Applicant*

Applicant has met threshold by providing required amenities and more than required additional amenities.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

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

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

- A. Type of rehab (choose one):
- B. Date of Physical Needs Assessment (PNA):  
Name of consultant preparing PNA:  
Is 20-year replacement reserve study included?
- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?  
Name of qualified BPI Building Analyst or equivalent professional:
- D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced  
DCA Rehabilitation Work Scope form referenced above clearly addresses:
  1. All immediate needs identified in the PNA.
  2. All application threshold and scoring requirements
  3. All applicable architectural and accessibility standards.
  4. All remediation issues identified in the Phase I Environmental Site Assessment.
- E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

A.	<<Select>>	<<Select>>	Pass?	
B.				
C.				
D.				
1)				
2)				
3)				
4)				
E.				

*Threshold Justification per Applicant*

Applicant has met threshold on this item as the project is new construction not rehabilitation.

*DCA's Comments:*

**15 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?  
Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?
- B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?
- C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?  
Site Map delineates the approximate location point of each photo?
- D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

A.	Yes		Pass?	
B.	Yes			
C.	Yes			
D.	Yes			

*Threshold Justification per Applicant*

Applicant has met threshold by providing a detailed site plan in accordance with the DCA Architectural Manual which also shows all required and additional amenities. Applicant has also included Location

*DCA's Comments:*

**16 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?

A.	Agree		Pass?	
B.	Agree			

*Threshold Justification per Applicant*

Applicant has met threshold by agreeing to demonstrate the sustainability items above.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

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

**17 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 2015 Accessibility Manual? (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) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
 

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	4	4	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

Pass?			
A1).	Yes		
2)	Yes		
3)	No		
4)	Yes		
B1)a.	Yes		
b.	Yes		
2)	Yes		
C.	Yes		
C1).	Yes		
2).	Yes		
3).	Yes		
4).	Yes		

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant Mark English ( E&A Team Inc.)

- 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
- 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
- 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
- 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

*Threshold Justification per Applicant*

Applicant has met threshold by agreeing to comply with all laws/guidelines, designing with 5% mobility and 2% hearing/sight impaired units, and agreeing to inspections.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

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

**18 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.		
B.		
1) Yes		
2) Yes		
C.		
1)		
2)		

*Threshold Justification per Applicant*

Applicant has met threshold by meeting Architectural Standards for quality and longevity and by providing standard design options.

*DCA's Comments:*

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

- A. Did the Certifying Entity meet the experience requirement in 2016?
- B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?
- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Pass?		
A. Yes		
B. Yes		
C. No		
D. No		
E. Certifying GP/Developer		
F. << Select Designation >>		

Applicant has met threshold by obtaining a predetermination for performance. There have been no changes since predetermination.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

*Threshold Justification per Applicant*

Applicant has met threshold in that Applicant provided compliance history forms at predetermination. There have been no changes since predetermination.

*DCA's Comments:*

Pass?		
A. Yes		
B. No		
C.		

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

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

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

- A. Name of Qualified non-profit: A.
- B. Non-profit's Website: B.
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? C.
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? D.
- E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? E.
- F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? F.
- G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?  
 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G.
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.
- I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I.

Pass?		

*Threshold Justification per Applicant*

Applicant is not requesting eligibility under non-profit set aside.

*DCA's Comments:*

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

- A. Name of CHDO:  Name of CHDO Managing GP:
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B.
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C.
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:

Pass?		

*Threshold Justification per Applicant*

Applicant is not requesting HOME loan and is not CHDO.

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living Facility
- C. Non-profit Federal Tax Exempt Qualification Status
- D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]
- E. Other (If Yes, then also describe): E.

Pass?		
	No	

*Threshold Justification per Applicant*

Applicant has met threshold in that it did not need any legal opinions for application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not 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) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) 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  
2) Number of Rent Burdened Tenants  
3) Number of Vacancies  
4) Number of Down units  
5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):  
1) Individual interviews  
2) Meetings  
3) Written Notifications  
4) Other - describe in box provided:

Pass?	
A.	No
B1)	
2)	
3)	
C.	




--	--

*Threshold Justification per Applicant*

Applicant has met threshold in that the property is new construction and therefore does not involve any displacement or relocation of tenants.

*DCA's Comments:*

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

If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. 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. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. 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
H.	Agree

*Threshold Justification per Applicant*

Applicant has met threshold by agreeing to prepare and submit an AFFH Marketing plan that demonstrates the above items.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Applicant believes that it has met threshold by employing resources in judicious and appropriate manner.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**REMINDER: Applicants must include comments in sections where points are claimed.**

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**Failure to do so will result in a one (1) point "Application Completeness" deduction.**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>60</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.		<b>0</b>
B.		<b>0</b>

**TOTALS:**

**1. APPLICATION COMPLETENESS**

*(Applicants start with 10 pts. Any points entered will be subtracted from score value)*

**A. Missing or Incomplete Documents**

Number: 0

For each missing or incomplete document, one (1) point will be deducted

Organization

Number: 0

One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions

**B. Financial and Other Adjustments**

Number: 0

2-4 adjustments/revisions = one (1) pt deduction total; *then* (1) pt deducted for each add'l adjustment.

DCA's Comments:

*Enter "1" for each item listed below.*

	Nbr		Nbr		Nbr
A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/revisions:	0
1		1	n/a	1	n/a
2		2		2	
3		3	included in 2	3	included in 2
4		4		4	included in 2
5		5	included in 4	5	
6		6		6	
7		7	included in 6	7	
8		8		8	
9		9	included in 8	9	
10		10		10	
11		11	included in 10	11	
12		12		12	

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**REMINDER: Applicants must include comments in sections where points are claimed.**

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Failure to do so will result in a one (1) point "Application Completeness" deduction.

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	60	20
	3	2	0

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least:

- 1. **15%** of total residential units
- or 2. **20%** of total residential units

Total Residential Units: **64**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
13	
13	

Actual Percent of Residential Units:

Per Applicant	Per DCA
20.31%	0.00%
20.31%	0.00%

**B. Deeper Targeting through New PBRA Contracts**

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs:
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

Nbr of PBRA Residential Units:

3	0.00%	0.00%
2	2	0
1		

A.	2	0
1.	0	0
2.	2	0
B.	0	0
1.	0	0
2.	0	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

Is the completed and executed DCA Desirable/Undesirable Certification form included in the appropriate application tab, in both the original Excel version and signed PDF?

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

Complete this section using results from completed current DCA Desirable/Undesirable Certification form. Submit this completed form in both Excel and signed PDF, where indicated in Tabs Checklist..

Scoring Justification per Applicant

<b>13</b>	<b>12</b>	<b>0</b>
12	Yes	
1	12	
various		

The Applicant is claiming 12 points due to the site being within 2 miles of 10 various activities/establishments as detailed in the Desirable/Undesireable Site Certification. Applicant is not deducting points as there are no undesirable activities/establishments nearby.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 3. Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 4. Paved Pedestrian Walkway is in existence by Application Submission. If not, but is immediately adjacent to Applicant site, Applicant has submitted documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the Walkway will be built.
- 5. The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.
- 6. Transportation service is being publicized to the general public.

<b>6</b>	<b>2</b>	<b>0</b>
2	Applicant Agrees?	DCA Agrees?
1		
1		
1		
1		

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

**REMINDER: Applicants must include comments in sections where points are claimed.**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>60 20</b>

**Flexible Pool**

Choose **A or B.**

**A. Transit-Oriented Development**

Choose **either option 1 or 2 under A.**

1. Site is **owned** by local transit agency & is strategically targeted by agency to create housing with **on site or adjacent** access to public transportation

**OR** 2. Site is **within one (1) mile\*** of a transit hub

3. Applicant in A1 or A2 above serves Family tenancy.

**B. Access to Public Transportation**

Choose **only one option in B.**

1. Site is **within 1/4 mile\*** of an established public transportation stop

**OR** 2. Site is **within 1/2 mile\*** of an established public transportation stop

**OR** 3. Site is **within one (1) mile\*** of an established public transportation stop

**Rural Pool**

4. **Publicly operated/sponsored and established transit service** (including on-call service onsite or fixed-route service within 1/2 mile of site entrance\*)

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

Scoring Justification per Applicant

Applicant is claiming two points since Baldwin County Public Transit will pick up people on-call. Applicant has attached details under Transport Tab.

DCA's Comments:

For ALL options under this scoring criterion, **regardless of Competitive Pool chosen**, provide the information below for the transit agency/service:

<< Enter transit agency/service name here >>	<Enter phone here>
<< Enter specific URL/webpage showing established <u>schedule</u> from transit agency website here >>	
<< Enter specific URL/webpage showing established <u>routes</u> from transit agency website (if different) here >>	

6	A.	0	0
5	1.	0	
4	2.	0	
1	3.	0	
3	B.	0	0
3	1.	0	
2	2.	0	
1	3.	0	
2	4.	2	

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

**A.** Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:

**B.** Source of opinion ltr stating that property appears to meet requirements for issuance of EPD No Further Action or Limitation of Liability ltr

**C.** Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?

Yes/No	Yes/No
No	

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose **only one.** See scoring criteria for further requirements.

**Competitive Pool chosen:**

HIRL Natl Green Bldg Stds - Min Bronze  
**Rural**

3	1	0
---	---	---

**DCA's Green Building for Affordable Housing Training Course** - Participation Certificate obtained?

Date of Course	5/12/17	Clifton Phillips	Roundstone Development, LLC
Date of Course		<<Enter Participant 's Name here>>	<<Enter Participant 's Company Name here>>

Yes	
-----	--

An active current version of draft scoring worksheet for development, illustrating compliance w/ minimum score required under program selected, is included in application?

Yes	
N/a	

**For Rehab developments** - required Energy Audit Report submitted per current QAP?

Date of Audit: [ ] Date of Report: [ ]

**A. Sustainable Communities Certification**

Project seeks to obtain a sustainable community certification from the program chosen above?

2	A.	Yes/No	Yes/No
		Yes	

**1. EarthCraft Communities**

Date that EarthCraft Communities Memorandum of Participation was executed for the development where the project is located:

[ ]

**2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND v4)**

a) Date of project's Feasibility Study prepared by a nonrelated third party LEED AP:

[ ]

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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<b>TOTALS:</b>	<b>92</b>	<b>60</b>
		<b>20</b>

b) Name of nonrelated third party LEED AP that prepared Feasibility Study:

**Commitments for Building Certification:**

- |   |    |        |        |
|---|----|--------|--------|
| 1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?             | 1. | Yes/No | Yes/No |
| 2. Project will meet program threshold requirements for Building Sustainability?  | 2. | Yes    |        |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 3. | Yes    |        |

**B. Sustainable Building Certification** Project commits to obtaining a sustainable building certification from the program chosen above? 1 B. Yes

**C. Exceptional Sustainable Building Certification** 3 C. Yes/No

- |  |    |     |  |
|--|----|-----|--|
| 1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? | 1. | Yes |  |
|--|----|-----|--|

**D. High Performance Building Design** The proposed building design demonstrates: 1 D. 0

- |   |    |   |   |
|---|----|---|---|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?  | 1. | 0 | 0 |
| 2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.   | 2. |   |   |
| 3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. | 3. |   |   |

*Scoring Justification per Applicant*

Applicant has attended course and has obtained a draft scoring sheet for HIRL National Green Building Standards showing the Property will meet at least the Bronze level.

*DCA's Comments:*

*(Empty comment box)*

**7. STABLE COMMUNITIES** (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7

**A Census Tract Demographics** 3

& Competitive Pool chosen: **Rural** Yes/No

**B.** 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/): Yes

2. Less than  below Poverty level (see Income) Actual Percent

3. Designated Middle or Upper Income level (see Demographics) Designation:

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes").

**C. Georgia Department of Public Health Stable Communities** 2

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: Per Applicant  Per DCA

**D. Mixed-Income Developments in Stable Communities** Market units:  Total Units:  Mkt Pct of Total:  2

*DCA's Comments:*

*(Empty comment box)*

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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<b>TOTALS:</b>	<b>92</b>	<b>60</b>
	<b>10</b>	<b>20</b>
	<b>0</b>	<b>0</b>

**8. TRANSFORMATIONAL COMMUNITIES (choose A or B)**

Is this application eligible for two or more points under 2017 Scoring Section 7 Stable Communities, regardless of whether the points are requested?  
 If applying for sub-section A, is the completed and executed DCA Neighborhood Redevelopment Certification included in the appropriate tab of the application?  
 If applying for sub-section B, is the completed and executed DCA Community Transformation Plan Certificate included in the appropriate tab of the application?

**Eligibility - The Plan** (if Transformation Plan builds on existing Revitalization Plan meeting DCA standards, fill out both Revitalization Plan and Transformation Plan columns):

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
b) Includes public input and engagement during the planning stages?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<input type="text" value="&lt;Enter page nbr(s) from Plan &gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan &gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
e) Discusses resources that will be utilized to implement the plan?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
f) Is included in full in the appropriate tab of the application binder?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>

**Website address (URL) of Revitalization Plan:**

**Website address (URL) of Transformation Plan:**

<input type="text" value=""/>
<input type="text" value=""/>

**A. Community Revitalization**

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
- iii.) Public input and engagement during the planning stages:

Date Plan originally adopted by Local Govt:  
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:  
 Date(s) Plan reauthorized/renewed by Local Government, if applicable:

i.) <input type="text" value="Enter page nbr(s) here"/>
ii.) <input type="text" value=""/>
<input type="text" value=""/>

2 A. 

<input type="text" value=""/>	<input type="text" value=""/>
Yes/No	Yes/No

i.) <input type="text" value=""/>	<input type="text" value=""/>
ii.) <input type="text" value=""/>	<input type="text" value=""/>

- a) Date(s) of Public Notice to surrounding community:  
Publication Name(s)
- b) Type of event:  
Date(s) of event(s):
- c) Letters of Support from local non-government entities. Type:  
Entity Name:

a) <input type="text" value=""/>
b) <<Select Event 1 type>> <<Select Event 2 type>>
c) <<Select Entity 1 type>> <<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **No** Census Tract Number: **13009970300** Eligible Basis Adjustment: **DDA/QCT**

1.	<input type="text" value=""/>	<input type="text" value=""/>
2.	<input type="text" value=""/>	<input type="text" value=""/>

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>60</b>	<b>20</b>

OR

**B. Community Transformation Plan**

Does the Applicant reference an existing Community Revitalization Plan meeting DCA standards?

**1. Community-Based Team**

Community-Based Developer (CBD)

Select at least two out of the three options (i, ii and iii) in "a" below, or "b".

CBD 1

Entity Name			Website			Yes/No	Yes/No
Contact Name	Direct Line		Email				

a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes. i ▶

CBO 1 Name			Purpose:			Letter of Support included?
Community/neighborhd where partnership occurred			Website			
Contact Name	Direct Line		Email			Letter of Support included?
CBO 2 Name			Purpose:			
Community/neighborhd where partnership occurred			Website			Letter of Support included?
Contact Name	Direct Line		Email			

ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder. ii.

iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process. iii.

or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO. b)

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, *as delineated by the Community Transformation Plan*, to increase residents' access to local resources such as employment, education, transportation, and health? Enter page nbr(s) here

ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

Transformation Team has completed Community Engagement and Outreach prior to Application Submission?

4

2.

a) *Public and Private Engagement* Tenancy: **Family**

Family Applicants must engage at least **two** different Transformation Partner types, while Senior Applicants must engage at least **one**. Applicant agrees?

i. Transformation Partner 1	<Select Transformation Partner type>		Date of Public Meeting 1 between Partners		
Org Name			Date(s) of publication of meeting notice		
Website			Publication(s)		
Contact Name	Direct Line		Social Media		
Email			Mtg Locatn		
Role			Which Partners were present at Public Mtg 1 between Partners?		

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>60</b>	<b>20</b>

ii. Transformation Partner 2 <input type="text" value="&lt;Select Transformation Prtrn type&gt;"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>
Org Name	<input type="text"/>		Date(s) of publication of meeting notice <input type="text"/>
Website	<input type="text"/>		Publication(s) <input type="text"/>
Contact Name	<input type="text" value="Direct Line"/>		Social Media <input type="text"/>
Email	<input type="text"/>		Mtg Locatn <input type="text"/>
Role	<input type="text"/>		Which Partners were present at Public Mtg 2 between Partners? <input type="text"/>
b) <i>Citizen Outreach</i> Choose either "i" or "ii" below for (b).			Yes/No Yes/No
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. <input type="text"/> <input type="text"/>
or Nbr of Respondents			
ii. Public Meetings			ii. <input type="text"/> <input type="text"/>
Meeting 1 Date	<input type="text"/>	Dates: Mtg 2 <input type="text"/>	Mtg Notice Publication <input type="text"/>
Date(s) of publication of Meeting 1 notice	<input type="text"/>	Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners? <input type="text"/>	
Publication(s)	<input type="text"/>	Publication(s)	<input type="text"/>
Social Media	<input type="text"/>	Social Media	<input type="text"/>
Meeting Location	<input type="text"/>	Mtg Locatn	<input type="text"/>
Copy(-ies) of published notices provided in application binder?	<input type="text"/>	Copy(-ies) of published notices provided in application binder?	<input type="text"/>
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:			
i. Local Population Challenge 1			
Goal for increasing residents' access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
Goal for catalyzing neighborhood's access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
ii. Local Population Challenge 2			
Goal for increasing residents' access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
Goal for catalyzing neighborhood's access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
iii. Local Population Challenge 3			
Goal for increasing residents' access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
Goal for catalyzing neighborhood's access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
iv. Local Population Challenge 4			
Goal for increasing residents' access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
Goal for catalyzing neighborhood's access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
v. Local Population Challenge 5			
Goal for increasing residents' access <input type="text"/>			
Solution and Who Implements <input type="text"/>			
Goal for catalyzing neighborhood's access <input type="text"/>			

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<b>TOTALS: 92</b>	<b>60</b>	<b>20</b>

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

**Family**

4		
1	1.	

Source

Contact Direct Line

Email

Bank Contact Direct Line

Bank Name

Account Name

Bank Website

Contact Email

Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.

Description of Use of Funds

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.

**2. Long-term Ground Lease**

1	2.	

- a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?
- b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Rural** 2 3.

Unrelated Third-Party Name

Unrelated Third-Party Type <Select unrelated 3rd party type>

Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?

Distance from proposed project site in miles, rounded up to the next tenth of a mile

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

Description of how the investment will serve the tenant base for the proposed development

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	11,104,948
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**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>60</b>	<b>20</b>
D.		
1.		
2.		

**D. Community Designations**

(Choose only one.)

1. HUD Choice Neighborhood Implementation (CNI) Grant
2. Purpose Built Communities

Scoring Justification per Applicant

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

3	0
---	---

Competitive Pool chosen:

Rural

**A. Phased Developments**

Phased Development?

No

0

3

0	
---	--

1. Application is in the Flexible Pool and the proposed project is part of a Phased Development in which one or more phases received an allocation of 9% tax credits within the past five (5) funding rounds (only the second and third phase of a project may receive these points) and at least one phase has commenced construction per that allocation by the 2017 Application Submission deadline?

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

Number:

Name

If current application is for third phase, indicate for second phase:

Number:

Name

2. Was the community originally designed as one development with different phases?
3. Are any other phases for this project also submitted during the current funding round?
4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

2.		
3.		
4.		

**B. Previous Projects (Flexible Pool)**

(choose 1 or 2)

3

0	0
---	---

The proposed development site is not within a 1-mile radius of a Georgia Housing Credit development that has received an award in the last

1. Five (5) DCA funding cycles
- OR 2. Four (4) DCA funding cycles

3  
2

1.		
2.		

**C. Previous Projects (Rural Pool)**

(choose 1 or 3)

4

3	0
---	---

The proposed development site is within a Local Government boundary which has not received an award of 9% Credits:

1. Within the last Five (5) DCA funding cycles
2. Since the 2000 DCA Housing Credit Competitive Round
- OR 3. Within the last Four (4) DCA funding cycles

(additional point)

3  
1  
2

1.	3	
2.		
3.		

Scoring Justification per Applicant

The Applicant claimed points because there has not been an application in the City of Milledgeville that has received an award of 9% Credits in the last 5 DCA funding cycles.

DCA's Comments:

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	60	20
	2	2	0
		Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

- A.** Are more than two DCA funded projects in the primary market area which have physical occupancy rates of less than 90 percent and which compete for the same tenant base as the proposed project?
- 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?
- C.** Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?
- D.** Is the capture rate of a specific bedroom type and market segment over 55%?

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

Scoring Justification per Applicant

All "No" answers are confirmed by the market study.

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?

**B. Tenant Ownership**

Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units).

DCA's Comments:

	1	0
A.	1	
	Yes	
B.	N/a	

**12. EXCEPTIONAL NON-PROFIT**

N/A

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

Is this is the only application from this non-profit requesting these points in this funding round?

Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application?

DCA's Comments:

	3	
	Yes/No	Yes/No
	N/a	
	N/a	
	N/a	

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

	2	
--	---	--

Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves **80** or fewer units. Failure by the Applicant to designate these points to only one qualified project will result in no points being awarded.

Unit Total

64

MGP	RST Champions Creek Housing, LLC	0.0100%	Clifton Phillips	NPSponsr	N/A	0.0000%	0
OGP1	N/A	0.0000%	0	Developer	Roundstone Development, LLC	00% of .01%	Clifton Phillips
OGP2	N/A	0.0000%	0	Co-Developer 1	N/A	0.0000%	0
OwnCons	N/A	0.0000%	0	Co-Developer 2	N/A	0.0000%	0
Fed LP	Alden Capital Partners, LLC	99.9800%	James Crowder	Developmt Consult	N/A	0.0000%	0
State LP	Alden Capital Partners, LLC	0.0100%	James Crowder				

Scoring Justification per Applicant

DCA's Comments:

The Applicant is Rural and is only filing one application for a total of 64 units.

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	60	20
	2	1	0
	1	1	

**14. DCA COMMUNITY INITIATIVES**

**A. Georgia Initiative for Community Housing (GICH)**

Letter from an eligible Georgia Initiative for Community Housing team that clearly:

1. Identifies the project as located within their GICH community: Milledgeville
2. Is indicative of the community's affordable housing goals
3. Identifies that the project meets one of the objectives of the GICH Plan
4. Is executed by the GICH community's primary or secondary contact on record w/ University of Georgia Housing and Demographic Research Center as of 5/1/17?
5. Has not received a tax credit award in the last three years

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

**B. Designated Military Zones**

<http://www.dca.state.ga.us/economic/DevelopmentTools/programs/militaryZones.asp>

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

City: **Milledgeville** County: **Baldwin** QCT? **No** Census Tract #: **13009970300**

Scoring Justification per Applicant

DCA's Comments:

Applicant has included GICH letters from Milledgeville that identify us as being in their GICH community, is indicative

A.	Yes/No	Yes/No
1.	Yes	
2.	Yes	
3.	Yes	
4.	Yes	
5.	Yes	
B.	N/a	

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

<b>4</b>	<b>0</b>
Yes/No	Yes/No

Indicate that the following criteria are met:

- a) Funding or assistance provided below is binding and unconditional except as set forth in this section.
- b) Resources will be utilized if the project is selected for funding by DCA.
- c) Loans are for both construction and permanent financing phases.
- d) Loans are for a minimum period of ten years and reflect interest rates at or below AFR, with the exception that HUD 221(d)4 loans and USDA 538 loans must reflect interest rates at or below Bank prime loan, as posted on the Federal Reserve H. 15 Report on April 20, 2017, plus 100 basis points.
- e) Fannie Mae and Freddie Mac ensured loans are not used as consideration for points in this section. HUD 221(d)4 loans eligible for points.
- f) If 538 loans are being considered for points in this section, the funds will be obligated by USDA by September 30, 2017.

a)	Yes	
b)	Yes	
c)	Yes	
d)	Yes	
e)	Yes	
f)	N/a	

**1. Qualifying Sources - New loans or new grants from the following sources:**

- a) Federal Home Loan Bank Affordable Housing Program (AHP)
- b) Replacement Housing Factor Funds or other HUD PHI fund
- c) HOME Funds
- d) Beltline Grant/Loan
- e) Historic tax credit proceeds
- f) Community Development Block Grant (CDBG) program funds
- g) National Housing Trust Fund
- h) Georgia TCAP acquisition loans passed through a Qualified CDFI revolving loan fund
- i) Foundation grants, or loans based from grant proceeds per QAP
- j) Federal Government grant funds or loans

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,520,000
<b>Total</b>	<b>1,520,000</b>

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>Total</b>	<b>0</b>

Total Qualifying Sources (TQS):

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

11,104,948	13.6876%	0.0000%
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The Applicant has a commitment for a HUD 221(d)(4) Loan from Bellwether Enterprise Real Estate Capital.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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Score Value	Self Score	DCA Score
-------------	------------	-----------

**TOTALS: 92 60 20**

**3**  
**No**

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

1. Presentation of the project concept narrative in the Application.
2. Uniqueness of innovation.
3. Demonstrated replicability of the innovation.
4. Leveraged operating funding
5. Measureable benefit to tenants
6. Collaborative solutions proposed and evidence of subject matter experts' direct involvement in the strategic concept development.

DCA's Comments:

Ranking Pts	Value	Range	Ranking Pts
1.	0 - 10		
2.	0 - 10		
3.	0 - 5		
4.	0 - 5		
5.	0 - 5		
6.	0 - 5		
<b>Total:</b>	<b>0 - 40</b>		<b>0</b>

**17. INTEGRATED SUPPORTIVE HOUSING**

**A. Integrated Supportive Housing/ Section 811 RA**

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction for all PRA units?
3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?
4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?

10% of Total Units (max):  
Total Low Income Units  
Min 1 BR LI Units required  
1 BR LI Units Proposed

6
64
6
8

**3**  
**2**  
**2**  
**0**  
**0**  
**0**

**Agree**

**Yes**  
**Yes**  
**Yes**

**B. Target Population Preference**

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?  
Name of Public Housing Authority providing PBRA:  PBRA Expiration:
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units:  0.0%

**3**  
**0**  
**0**

**Disagree**

Scoring Justification per Applicant

Applicant agrees to accept Section 811 PBRA or other DCA-offered Rafor up to 10% of the units.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

Historic Credit Equity:

**2**  
**0**  
**0**

**A. Historic and Adaptive Reuse**

The proposed development includes historic tax credit proceeds and is an adaptive reuse of a certified historic structure.

Historic adaptive reuse units:  
Total Units  
% of Total

0
64
0.00%

**2**  
**A.**

Applicant is not claiming these points.

**B. Historic**

The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register

Nbr Historic units:  
Total Units  
% of Total

0
64
0.00%

**1**  
**B.**

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	60	20
	3	3	0

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
No	
Agree	

**19. HEALTHY HOUSING INITIATIVES (choose A or B or C)**

Pre-requisites:

- In Application submitted, Applicant used the following needs data to more efficiently target the proposed initiative for a proposed property:
  - A local Community Health Needs Assessment (CHNA)
  - The "County Health Rankings & Reports" website: <http://www.countyhealthrankings.org/health-gaps/georgia>
  - The Center for Disease Control and Prevention – Community Health Status Indicators (CHSI) website
- The Applicant identified target healthy initiatives to local community needs?
- Explain the need for the targeted health initiative proposed in this section.

The Georgia Department of Public Health Baldwin County 2013 Community Health Assessment identified many health concerns that need to be addressed in the County. The top diseases that kill people in Baldwin County are heart disease, diabetes, cancer and respiratory disease. Many residents are without insurance and have little access to preventative health services. Further, most of the population does not have access to information about these killer diseases and the steps they need to take to lessen their chances of contracting these diseases.

**A. Preventive Health Screening/Wellness Program for Residents**

3 3 0

- Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?
  - The services will be provided at least monthly and be offered at minimal or no cost to the residents?
  - The preventive health initiative includes wellness and preventive health care education and information for the residents?

a) Agree	
b) Yes	
c) Yes	

2. Description of Service (Enter "N/a" if necessary)

Occurrence Cost to Resident

a) Disease screenings including high blood pressure, diabetes, cancer and respiratory disease.	Monthly	Minimal
b) Assess future disease risk factors including high cholesterol and obesity.	Monthly	Minimal
c) Informing residents of the health dangers of smoking, alcohol abuse and poor eating habits.	Monthly	None
d) Measure outcomes from these health initiatives.	Monthly	None

**B. Healthy Eating Initiative**

2 0 0

Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?

- The community garden and edible landscape will:
  - Emphasize the importance of local, seasonal, and healthy food?
  - Have a minimum planting area of at least 400 square feet?
  - Provide a water source nearby for watering the garden?
  - Be surrounded on all sides with fence of weatherproof construction?
  - Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?
- The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

a)	
b)	
c)	
d)	
e)	
2.	

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>60</b>	<b>20</b>
2	0	0

**C. Healthy Activity Initiative**

Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project?

<< If Agree, enter type of Healthy Activity Initiative here >>

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:

- a) Be well illuminated?
- b) Contain an asphalt or concrete surface?
- c) Include benches or sitting areas throughout course of trail?
- d) Provide distance signage?
- e) Provide 1 piece of fitness equipment per every 1/8 mile of trail?

a)	
b)	
c)	
d)	
e)	

- f) Provide trash receptacles?
- g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?

f)	
g)	

Length of Trail \_\_\_\_\_ miles

2. The monthly educational information will be provided free of charge to the residents on related events?

2.	
----	--

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

Application develops a property located in the attendance zone of one or more high-performing schools as determined by the state CCRPI?

<b>3</b>	<b>1</b>	<b>0</b>
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:  
 Tenancy  
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

Baldwin County 605

Family

--	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High									
c) High	Baldwin HS	9,10,11,12	No		66.00	72.80	77.80	72.20	Yes
d) Primary/Elementary									
e) Middle/Junior High									
f) High	Baldwin HS	9,10,11,12	No						

Scoring Justification per Applicant

Baldwin HS has an average CCRPI greater than the State Average.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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**21. WORKFORCE HOUSING NEED (choose A or B)**

(Must use 2014 data from "OnTheMap" tool, but 2015 data may be used if available)

- A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work
- OR** B. Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>60 20</b>
	<b>2</b>	<b>2 0</b>

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				5,814
Min Exceeded by:	0.00%	0.00%	0.00%	93.80%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs: 3,000  
 Total Nbr of Jobs w/in the 2-mile radius: 5,814  
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: 3,647  
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: **62.73%**

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	3,000	
Total Nbr of Jobs w/in the 2-mile radius	5,814	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	3,647	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	<b>62.73%</b>	<b>0.00%</b>

Project City	Milledgeville
Project County	Baldwin
HUD SA	Baldwin Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

We exceed the minimum jobs threshold and over 60% of workers within a 2-mile radius travel over 10 miles to work.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>60</b>	<b>20</b>
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

**PART NINE - SCORING CRITERIA - 2017-003 Champions Creek , Milledgeville, Baldwin County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	60

**TOTALS:**

*DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.*

(2.A) - The Applicant is claiming 2 points since we have set-aside 20% of units to income limits at 50% of AMI and Rents at 30% of 50% of AMI and the threshold is 20% for 2 points. (7.A) Applicant is claiming 2 points as the site is rural and has a poverty rate below 20% and has a Tract Median Income greater than the MSA/MDnon-MSA/MD Median Income. (11.A) Applicant claimed 1 point under this section as Applicant is agreeing to forego cancellaton option for 5 years. (17.A) Applicant is claiming 2 points under this category as the Applicant will agree to participate in Integrated Housing / Section 811 program. The Applicant didn't select points under target population preference as Applicant doesn't have a commitment of rental assistance.

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**

Champions Creek  
Milledgeville, Baldwin County

N/A

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**

Champions Creek  
Milledgeville, Baldwin County

## Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Champions Creek

Milledgeville, Baldwin County

Two of the objectives in the Milledgeville GICH Plan are: 1) To encourage private investment into the City's housing market; and 2) To create additional jobs in Milledgeville. Champions Creek meets the first criteria in that we are creating an \$11,000,000 private investment in 64 new housing units in Milledgeville. Champions Creek will meet the second criteria of creating jobs in Milledgeville. During construction, the general contractor and subcontractors will employ approximately 80 workers on the job site. After construction completion, we expect to employ three people directly at the property as well as 5 to 15 service providers, including plumbers, electricians, A/C technicians, pool cleaners and groundskeepers.



**Scoring Section 16 - Innovative Project Concept Narrative**

Champions Creek

Milledgeville, Baldwin County

N/A



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 2017 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 Georgia Department of Community Affairs ("DCA"), DCA will recapture the LIHTCs or request that the IRS deny tax credits to the Applicant entity. Also, a supplier, including the developer or owner, who knowingly provides false information will be barred by 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 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 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, 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, 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 and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.
- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, 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.
- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, 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, carryover allocation, and final allocation/funding.
- 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]