

Project Narrative
Claffin School
Columbus, Muscogee County

The proposed project is the adaptive reuse of the historic Claffin School, consisting of two buildings, built in 1921 and 1948, and individually listed on the National Register of Historic Places. The school was listed on The Georgia Trust's 2016 Places in Peril List. The project will involve the historic renovation of the existing historic buildings, to include 25 units, plus the addition of 19 new construction units to the rear of the school. The proposed project will target family tenancy and will feature family-oriented amenities such as a playground, fitness center, etc. The anticipated financing for this project will come from a mixture of federal and state LIHTC equity, federal historic tax credits, and mortgage debt. The proposed development team will be led by Oracle Consulting Services, a LIHTC developer and owner with over ten years of experience in the industry, including numerous LIHTC and historic preservation projects. Most recently, Oracle was awarded and is nearing completion on the A.L. Miller historic renovation project, a similar historic adaptive re-use of a school building for LIHTC apartments. This building was also listed on a Georgia Trust Places in Peril List. Partnering with Oracle for this project is the non-profit Friends of Historic Claffin, a local Columbus organization which champions the preservation of the Claffin School. Oracle Consulting Services and its affiliates are an experienced, capable organization with the capacity to develop this project.

PART ONE - PROJECT INFORMATION - 2017-004 Claflin School, Columbus, Muscogee 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:
2017-004

May Final Revision

I. DCA RESOURCES LIHTC (auto-filled from later entries) \$ 539,685 DCA HOME (from Consent Form) \$ -

II. TYPE OF APPLICATION Competitive Round -----> **Pre-Application Number** (if applicable) - use format 2017PA-###
 Have any changes occurred in the project since pre-application? Yes - see Comment

Was this project previously submitted to the Ga Department of Community Affairs? No If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used: _____ DCA Project Nbr previously assigned _____

Has the Project Team changed? _____ If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name Thompson Gooding Title Vice President

Address 1214 Hickory Drive Direct Line (229) 251-6399

City Valdosta Fax _____

State GA Zip+4 31602-2711 Cellular (229) 251-6399

Office Phone (229) 251-6399 Ext. _____ E-mail t.gooding@oracledesign.net

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

IV. PROJECT LOCATION

Project Name Claflin School Phased Project? No

Site Street Address (if known) 1532 5th Avenue DCA Project Nbr of previous phase: _____

Nearest Physical Street Address * _____ Scattered Site? No Nbr of Sites 1

Site Geo Coordinates (##.#####) Latitude: 32.475800° Longitude: -84.985325° Acreage 2.3400

City Columbus 9-digit Zip** 31901-1959 Census Tract Number 17980-13-215-0111.00

Site is predominantly located: Within City Limits County Muscogee QCT? Yes DDA? No

In USDA Rural Area? No In DCA Rural County? No Overall: Urban HUD SA: MSA Columbus

* If street number unknown

Legislative Districts **

Congressional	State Senate	State House
2	15	135

If on boundary, other district: 3

** Must be verified by applicant using following websites:

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

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

Political Jurisdiction Columbus, Georgia Consolidated Government Website www.columbusga.org

Name of Chief Elected Official Teresa Tomlinson Title Mayor

Address 100 10th Street City Columbus

Zip+4 31901-2736 Phone (706) 653-4712 Email ttomlinson@columbusga.org

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	19	Adaptive Reuse:	Non-historic	0	Historic	25
Substantial Rehabilitation	25	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:	1921/1948			

PART ONE - PROJECT INFORMATION - 2017-004 Claffin School, Columbus, Muscogee County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	44	0
Number of 50% Units	9	0
Number of 60% Units	35	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	44	
Common Space Units	0	
Total Units	44	

D. Unit Area

Total Low Income Residential Unit Square Footage	41,400
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	41,400
Total Common Space Unit Square Footage	0
Total Square Footage from Units	41,400

E. Buildings

Number of Residential Buildings	4
Number of Non-Residential Buildings	0
Total Number of Buildings	4

Total Common Area Square Footage from Nonresidential areas	6,000
Total Square Footage	47,400

F. Total Residential Parking Spaces

69

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP		Other	

B. Mobility Impaired

Nbr of Units Equipped:	3
Roll-In Showers	2

% of Total Units 6.8% Required: 5%

C. Sight / Hearing Impaired

Nbr of Units Equipped:	1
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% of Units for the Mobility-Impaired 66.7% Required: 40%

% of Total Units 2.3% Required: 2%

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

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

Flexible

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 - 2017-004 Claflin School, Columbus, Muscogee 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
Oracle Consulting Services, LLC	Claflin School	Indirect	7		
Caryn Winter	Claflin School	Indirect	8		
Mark Wright	Claflin School	Indirect	9		
Friends of Historic Claflin	Claflin School	Indirect	10		
Richard Jessie	Claflin School	Indirect	11		
6			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 - 2017-004 Claflin School, Columbus, Muscogee County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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? Yes If yes, expiration year: Nbr yrs to forgo cancellation option:

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? No

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

F. Projected Place-In-Service Date

Acquisition	N/A - Ground Lease
Rehab	August 1, 2019
New Construction	August 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>The proposed project was submitted as a pre-app for Qualification Determination. Since pre-app, neither the project team, project site, construction type, nor ownership structure has changed. However, the National Park Service has asked that one unit be moved from the new construction buildings to the existing buildings. This is a deviation from what was submitted at pre-app. In an abundance of caution, the applicant is submitting the Qualification Determination letter from the pre-app, and is re-submitting all of the qualification documents, in case this change has nullified the Qualification Determination.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-004 Claflin School, Columbus, Muscogee 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)

Claflin School Preservation, LP				Name of Principal		Caryn Winter
119 S. Sherrin Avenue, Suite 230				Title of Principal		Manager
Louisville		Fed Tax ID:		Direct line		(502) 526-0001
KY	Zip+4	40207-3237	Org Type:	For Profit	Cellular	
(502) 526-0001		E-mail		c.winter@oracledesign.net		

* 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.

Claflin School Preservation GP, LLC				Name of Principal		Caryn Winter
119 S. Sherrin Avenue, Suite 230				Title of Principal		Manager
Louisville		Website		Direct line		(502) 526-0001
KY	Zip+4	40207-3237	Cellular		(317) 408-6628	
(502) 526-0001		E-mail		c.winter@oracledesign.net		

b. Other General Partner

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

				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.

				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.

Proposed - PNC Bank				Name of Principal		Todd Krumwiede
1 N. Franklin St., Ste 2500				Title of Principal		Vice President - Originations
Chicago		Website		Direct line		(312) 338-8296
IL	Zip+4	60606-3423	Cellular		(630) 251-6256	
(312) 338-8296		E-mail		todd.krumwiede@pnc.com		

b. State Limited Partner

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

As proposed, same as federal limited partner				Name of Principal		
				Title of Principal		
		Website		Direct line		
	Zip+4		Cellular			
		E-mail				

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-004 Claflin School, Columbus, Muscogee County

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II. DEVELOPER(S)

A. DEVELOPER

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

Oracle Consulting Services, LLC			Name of Principal	Caryn Winter
119 S. Sherrin Avenue, Suite 230			Title of Principal	Manager
Louisville	Website		Direct line	(502) 526-0001
KY	Zip+4	40207-3237	Cellular	(317) 408-6628
(502) 526-0001	E-mail	c.winter@oracledesign.net		

B. CO-DEVELOPER 1

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

			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.

			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.

			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.

			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.

Renzo Construction, Inc.			Name of Principal	Caryn Winter
119 S. Sherrin Avenue, Suite 230			Title of Principal	Manager
Louisville	Website		Direct line	(502) 526-0001
KY	Zip+4	40207-3237	Cellular	(317) 408-6628
(502) 526-0001	E-mail	c.winter@oracledesign.net		

C. MANAGEMENT COMPANY

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

To Be Determined at a Later Date			Name of Principal	
			Title of Principal	
	Website		Direct line	
	Zip+4		Cellular	
	E-mail			

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-004 Claflin School, Columbus, Muscogee County

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D. ATTORNEY	Saad & Saad, LLP			Name of Principal	Adam Saad
Office Street Address	229 Huber Village Blvd., Suite 130			Title of Principal	Partner
City	Westerville	Website	www.saad-startitle.com	Direct line	(614) 396-3294
State	OH	Zip+4	43081-8075	Cellular	(614) 323-7712
10-Digit Office Phone / Ext.	(614) 396-3296	E-mail	AdamSaad@saad-startitle.com		

E. ACCOUNTANT	Clark Schaefer Hackett (Corporation)			Name of Principal	Todd Fentress
Office Street Address	4449 Easton Way, Suite 400			Title of Principal	Shareholder
City	Columbus	Website	www.cshco.com	Direct line	(614) 468-2462
State	OH	Zip+4	43219-7002	Cellular	(614) 284-7645
10-Digit Office Phone / Ext.	(614) 468-2462	E-mail	tfentress@cshco.com		

F. ARCHITECT	Oracle Design Group, Inc			Name of Principal	Mark Wright
Office Street Address	119 S. Sherrin Avenue, Suite 230			Title of Principal	Principal
City	Louisville	Website		Direct line	(502) 526-0002
State	KY	Zip+4	40207-3237	Cellular	(502) 639-2052
10-Digit Office Phone / Ext.	(502) 526-0001	E-mail	m.wright@oracledesign.net		

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

A. LAND SELLER (If applicable)	N/A - Ground Lease	Principal		10-Digit Phone / Ext.	
Office Street Address				City	
State		Zip+4		E-mail	

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?	Yes	Identities of interest exist between Caryn Winter (Owner), Mark Wright (Owner), Oracle Consulting Services, LLC (Owner and Developer), Oracle Design Group, Inc. (Architect), and Renzo Construction (General Contractor). Ms. Winter is an owner of the Project, Developer, and Contractor. Mr. Wright is an owner of the Project, Architect, and Contractor. In addition, Mr. Wright and Ms. Winter have interests in each other's entities through their marriage to each other.
2. Buyer and Seller of Land/Property?	No	There is no identity of interest between the Buyer and Seller (Lessor) of the land/property.
3. Owner and Contractor?	Yes	Identities of interest exist between Caryn Winter (Owner), Mark Wright (Owner), Oracle Consulting Services, LLC (Owner and Developer), Oracle Design Group, Inc. (Architect), and Renzo Construction (General Contractor). Ms. Winter is an owner of the Project, Developer, and Contractor. Mr. Wright is an owner of the Project, Architect, and Contractor. In addition, Mr. Wright and Ms. Winter have interests in each other's entities through their marriage to each other.
4. Owner and Consultant?		There are no consultants (as defined by DCA) used on this project.
5. Syndicator and Developer?	No	There is no identity of interest between the Syndicator and Developer.
6. Syndicator and Contractor?	No	There is no identity of interest between the Syndicator and Contractor.
7. Developer and Consultant?		There are no consultants (as defined by DCA) used on this project.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-004 Claflin School, Columbus, Muscogee County

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8. Other

Yes	Identities of interest exist between Caryn Winter (Owner), Mark Wright (Owner), Oracle Consulting Services, LLC (Owner and Developer), Oracle Design Group, Inc. (Architect), and Renzo Construction (General Contractor). Ms. Winter is an owner of the Project, Developer, and Contractor. Mr. Wright is an owner of the Project, Architect, and Contractor. In addition, Mr. Wright and Ms. Winter have interests in each other's entities through their marriage to each other.
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-004 Claflin School, Columbus, Muscogee 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)?	Yes/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? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr		No	Yes	For Profit	0.0100%	Yes	See IOI statement above.
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No		For Profit	99.9900%	No	
State Ltd Partner		No		For Profit		No	As proposed, the same equity investor will take all credits (fed and state LIHTC, fed and state historic). The ownership interest for this investor is all shown under the Federal Limited Partner.
NonProfit Sponsor							
Developer		No	Yes	For Profit		Yes	See IOI statement above.
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor		No	Yes	For Profit		Yes	See IOI statement above.
Management Company	To Be Determined at a Later Date						Any identities of interest will be disclosed upon selection of the management company, prior to DCA approval of the management company.
					Total	100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-004 Claflin School, Columbus, Muscogee County

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PART THREE - SOURCES OF FUNDS - 2017-004 Claflin School, Columbus, Muscogee County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
Yes	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	
	Other HOME - Source	Specify Other HOME Source here				Specify <i>Administrator</i> 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	PNC	5,600,000	5.500%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant	Georgia DNR Grant	18,000		
Deferred Developer Fees				
Federal Housing Credit Equity	PNC	1,376,197		
State Housing Credit Equity	PNC	939,052		
Other Type (specify)	Historic Credit Equity	420,202		
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		8,353,451		
Total Construction Period Costs from Development Budget:		8,317,930		
Surplus / (Shortage) of Construction funds to Construction costs:		35,520		

PART THREE - SOURCES OF FUNDS - 2017-004 Claffin School, Columbus, Muscogee 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)							
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee							

Total Cash Flow for Years 1 - 15: 794,874
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%
 Cash flow covers DDF P&I?

Federal Grant							
State, Local, or Private Grant	Georgia DNR Grant	18,000					
Federal Housing Credit Equity	PNC	4,587,323			Equity Check	+ / -	TC Equity
State Housing Credit Equity	PNC	3,130,173			4,587,323	0.00	% of TDC
Historic Credit Equity	PNC (Federal and state)	1,400,672			3,130,173	0.00	50%
Invstmt Earnings: T-E Bonds							34%
Invstmt Earnings: Taxable Bonds							84%
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		9,136,169					
Total Development Costs from Development Budget:		9,136,169					
Surplus/(Shortage) of Permanent funds to development costs:		0					

*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

No additional comments	
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PART FOUR - USES OF FUNDS - 2017-004 Clafin School, Columbus, Muscogee County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal									
Market Study				7,500			7,500		
Environmental Report(s)				25,000			25,000		
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				10,000			10,000		
Zoning/Site Plan Fees									
Other: IOI Contractor Cost Review				7,500			7,500		
Other: Historic Consultant and SHPO Fees				26,113			26,113		
Other: Energy Audit and PNA				15,000			15,000		
				Subtotal	101,113	10,000	91,113	-	
ACQUISITION					ACQUISITION				
Land									
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	-	-	-	-	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	392,842		919,250	288,994		630,256		
Site Construction (Off-site)									
				Subtotal	919,250	-	630,256	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				1,333,333	1,333,333				
Residential Structures - Rehab				1,541,250			1,541,250		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				1,585,250			1,585,250		
				Subtotal	4,459,833	1,333,333	3,126,500	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		322,745	97,340		225,405		
Builder Overhead	6.000%	322,745	6.000%	107,582	32,447		75,135		
General Requirements*	2.000%	107,582	2.000%	322,745	97,340		225,405		
	6.000%	322,745	6.000%	Subtotal	753,072	-	525,946	-	
*See QAP: General Requirements policy	14.000%	753,072							
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs				6,132,155.00					
Average TCHC:				139,367.16	139,367.16	129.37			
				148.12	148.12	per total sq ft			
						per unit			
						per unit sq ft			
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	May exceed limit!	6.40%		392,262	92,473		299,789		

PART FOUR - USES OF FUNDS - 2017-004 Clafin School, Columbus, Muscogee County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	28,000	12,091		15,909	
Construction Loan Interest	346,500	149,625		196,875	
Construction Legal Fees	58,000	25,045		32,955	
Construction Period Inspection Fees	27,000	11,659		15,341	
Construction Period Real Estate Tax					
Construction Insurance	44,000	19,000		25,000	
Title and Recording Fees					
Payment and Performance bonds	122,643	36,989		85,654	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	626,143	254,410	-	371,734	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	200,693	60,000		140,693	
Architectural Fee - Supervision	66,898	20,000		46,898	
Green Building Consultant Fee Max: 20,000	20,000	10,000		10,000	
Green Building Program Certification Fee (LEED or Earthcraft)	3,300	1,425		1,875	
Accessibility Inspections and Plan Review	10,000	5,000		5,000	
Construction Materials Testing	23,914	2,500		21,414	
Engineering	35,000			35,000	
Real Estate Attorney	20,000	10,000		10,000	
Accounting	15,000	7,500		7,500	
As-Built Survey	10,000	5,000		5,000	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	404,804	121,425	-	283,379	-
LOCAL GOVERNMENT FEES <i>Avg per unit: 1,029</i>					
Building Permits	28,812	9,473		19,339	
Impact Fees					
Water Tap Fees <i>waived? No</i>	5,000	5,000			
Sewer Tap Fees <i>waived? No</i>	11,450	11,450			
Subtotal	45,262	25,923	-	19,339	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	-	-	-	-	-

PART FOUR - USES OF FUNDS - 2017-004 Claflin School, Columbus, Muscogee County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS					
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	1,500				1,500
LIHTC Allocation Processing Fee	43,175				43,175
LIHTC Compliance Monitoring Fee	35,200				35,200
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 >>					
Subtotal	89,375				89,375
EQUITY COSTS					
Partnership Organization Fees	1,500				1,500
Tax Credit Legal Opinion					
Syndicator Legal Fees	25,000				25,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	26,500				26,500
DEVELOPER'S FEE					
Developer's Overhead	0.000%				
Consultant's Fee	0.000%				
Guarantor Fees	-4.583%	(50,000)	(50,000)		
Developer's Profit	104.583%	1,140,985	342,202	798,783	
Subtotal	1,090,985	292,202	-	798,783	-
START-UP AND RESERVES					
Marketing	14,999				14,999
Rent-Up Reserves	45,858				45,858
Operating Deficit Reserve:	91,715				91,715
Replacement Reserve					
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 568	25,000	25,000		
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	177,572	25,000	-	-	152,572
OTHER COSTS					
Relocation					
Other: Community Improvement Fund	50,000				50,000
Subtotal	50,000	-	-	-	50,000
TOTAL DEVELOPMENT COST (TDC)	9,136,169	2,670,885	-	6,146,837	318,447
Average TDC Per:	Unit:	207,640.20	Square Foot:	192.75	

PART FOUR - USES OF FUNDS - 2017-004 Claflin School, Columbus, Muscogee County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs
 Amount of nonqualified nonrecourse financing
 Costs of Nonqualifying units of higher quality
 Nonqualifying excess portion of higher quality units
 Historic Tax Credits (Residential Portion Only)
 Other

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
		875,420
0		875,420

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type:

2,670,885	0	6,146,837
0		875,420
2,670,885	0	5,271,417
130.00%		130.00%
3,472,151	0	6,852,842
100.00%	100.00%	100.00%
3,472,151	0	6,852,842
9.00%	3.24%	9.00%
312,494	0	616,756
929,249		

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

9,216,346	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):		
9,136,169				
1,418,673				
7,717,496	Funding Amount	<input type="text" value="0"/>	Hist Desig	<input type="text" value="Yes"/>
/ 10				
771,750	Federal	<input type="text" value="0.8500"/>	+	State
1.4300	=	<input type="text" value="0.8500"/>		<input type="text" value="0.5800"/>
539,685				
539,685				
539,685				
539,685				

PART FOUR - USES OF FUNDS - 2017-004 Claflin School, Columbus, Muscogee County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction hard costs are based off of the Physical Needs Assessment, draft green building checklist, Phase I ESA, and our experience with building historic and new construction projects. We have taken great care to provide a conservatively accurate construction budget.

Construction loan fee is based on 0.5% origination fee as noted in commitment letter. Interest is based on an 18-month construction period, with an average 75% balance.

Professional Services costs have been estimated based on our experience with similar projects.

PART FOUR (b) - OTHER COSTS - 2017-004 - Claflin School - Columbus - Muscogee, 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

IOI Contractor Cost Review

DCA-required up=front cost review for identity of interest general contractor.

We believe this to be an eligible basis cost, as it is similar in nature to all other third-party reports.

Total Cost Total Basis

Historic Consultant and SHPO Fees

Historic Consultant Fee: \$16,000
GA SHPO Application Fee: \$7,500
Federal NPS Application Fee: \$2,612.50

We believe this to be an eligible basis cost, as it is required for the successful historic rehabilitation of the proposed project.

Total Cost Total Basis

Energy Audit and PNA

QAP-required Energy Audit and Physical Needs Assessment for rehab/adaptive re-use projects.

We believe this to be an eligible basis cost, as it is similar in nature to all other third-party reports.

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 >>

[Empty description box for Other Construction Hard Costs]

[Empty justification box for Other Construction Hard Costs]

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

[Empty description box for Construction Period Financing]

[Empty justification box for Construction Period Financing]

Total Cost

Total Basis

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

[Empty description box for Construction Period Financing]

[Empty justification box for Construction Period Financing]

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

[Empty description box for Professional Services]

[Empty justification box for Professional Services]

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



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 >>

Total Cost Total Basis

OTHER COSTS

Community Improvement Fund

OAP-required \$50,000 Community Improvement Fund for projects seeking Transformational Communities points.

We do not believe this cost to be eligible basis.

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-004 Claflin School, Columbus, Muscogee 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

Columbus Housing Authority		
June 30, 2016	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			12	15	18		
Cooking	Electric	X			10	12	13		
Hot Water	Electric	X			17	24	37		
Air Conditioning	Electric	X			19	24	31		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			32	35	40		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			26	35	52		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	116	145	191	0

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									
Total Utility Allowance by Unit Size					0	0	0	0	0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

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	0	0	0	0	0	0
0	0	7	12	0	0	19
0	5	12	8	0	0	25

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	0	14,450	19,800	0	34,250
0	3,250	1,700	2,200	0	7,150
0	3,250	16,150	22,000	0	41,400
0	0	0	0	0	0
0	3,250	16,150	22,000	0	41,400
0	0	0	0	0	0
0	3,250	16,150	22,000	0	41,400

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

5,726

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

2.00%

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	35,000
Maintenance Salaries & Benefits	35,000
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	70,000

On-Site Office Costs

Office Supplies & Postage	2,000
Telephone	2,400
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
On-Site Medical Services Program	2,500
Subtotal	6,900

Maintenance Expenses

Contracted Repairs	12,000
General Repairs	10,000
Grounds Maintenance	3,600
Extermination	5,000
Maintenance Supplies	5,000
Elevator Maintenance	
Redecorating	
Other (describe here)	
Subtotal	35,600

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	2,500
Accounting	10,000
Advertising	2,500
Other (describe here)	
Subtotal	15,000

Utilities (Avg\$/mth/unit)

Electricity	11	6,000
Natural Gas	0	
Water&Swr	6	3,000
Trash Collection		5,200
Other (describe here)		
Subtotal		14,200

Taxes and Insurance

Real Estate Taxes (Gross)*	
Insurance**	21,360
Ground Lease	1
Subtotal	21,361

Management Fee:

	20,369
--	---------------

497.78 Average per unit per year

41.48 Average per unit per month

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

TOTAL OPERATING EXPENSES 183,430

Average per unit 4,168.86

Total OE Required 176,000

Replacement Reserve (RR) 24,490

Proposed average RR/unit amount:	557
----------------------------------	-----

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	19 units x \$250 =	4,750
SF or Duplex	0 units x \$420 =	0
Historic Rhb	25 units x \$420 =	10,500
Totals	44	15,250

TOTAL ANNUAL EXPENSES 207,920

V. APPLICANT COMMENTS AND CLARIFICATIONS

The proposed project includes a ground lease of property from the City of Columbus. This property is exempt from property tax, and therefore no property taxes have been included in the operating budget. Please refer to documentation in Tab 01 of the application.

Insurance budget has been set based on a preliminary quote from our insurance agent. Please refer to this quote in Tab 01 of the application .

Replacement Reserves have been included well in excess of the minimum required by DCA. This is based on the detailed capital reserve analysis conducted as a part of the Physical Needs Assessment. A separate version of the Capital Reserve Analysis which includes projected reserve account balance over the 20-year period is also included in our application, which shows the additional capital reserve contribution required to maintain a positive balance in the account.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-004 Claflin School, Columbus, Muscogee 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)	3,300	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.500%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	286,308	292,034	297,875	303,832	309,909	316,107	322,429	328,878	335,455	342,165
Ancillary Income	5,726	5,841	5,957	6,077	6,198	6,322	6,449	6,578	6,709	6,843
Vacancy	(20,442)	(20,851)	(21,268)	(21,694)	(22,128)	(22,570)	(23,021)	(23,482)	(23,952)	(24,431)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(163,061)	(167,953)	(172,991)	(178,181)	(183,527)	(189,032)	(194,703)	(200,544)	(206,561)	(212,758)
Property Mgmt	(20,369)	(20,777)	(21,192)	(21,616)	(22,048)	(22,489)	(22,939)	(23,398)	(23,866)	(24,343)
Reserves	(24,490)	(25,225)	(25,981)	(26,761)	(27,564)	(28,391)	(29,242)	(30,120)	(31,023)	(31,954)
NOI	63,672	63,069	62,399	61,657	60,841	59,947	58,972	57,911	56,763	55,523
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,300)	(3,399)	(3,501)	(3,606)	(3,714)	(3,826)	(3,940)	(4,059)	(4,180)	(4,306)
Cash Flow	60,372	59,670	58,898	58,051	57,127	56,122	55,031	53,853	52,583	51,217
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.31	1.29	1.28	1.27	1.26	1.25	1.24	1.23	1.22	1.21
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-004 Claflin School, Columbus, Muscogee 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)	3,300	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.500%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	349,008	355,988	363,108	370,370	377,777	385,333	393,040	400,900	408,918	417,097
Ancillary Income	6,980	7,120	7,262	7,407	7,556	7,707	7,861	8,018	8,178	8,342
Vacancy	(24,919)	(25,418)	(25,926)	(26,444)	(26,973)	(27,513)	(28,063)	(28,624)	(29,197)	(29,781)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(219,140)	(225,715)	(232,486)	(239,461)	(246,644)	(254,044)	(261,665)	(269,515)	(277,600)	(285,928)
Property Mgmt	(24,830)	(25,327)	(25,833)	(26,350)	(26,877)	(27,415)	(27,963)	(28,522)	(29,092)	(29,674)
Reserves	(32,913)	(33,900)	(34,917)	(35,964)	(37,043)	(38,155)	(39,299)	(40,478)	(41,693)	(42,943)
NOI	54,186	52,749	51,208	49,558	47,795	45,913	43,910	41,779	39,515	37,112
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(4,435)	(4,568)	(4,705)	(4,846)	(4,992)	(5,141)	(5,296)	(5,454)	(5,618)	(5,787)
Cash Flow	49,751	48,181	46,503	44,712	42,803	40,772	38,614	36,324	33,897	31,326
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.20	1.19	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-004 Claflin School, Columbus, Muscogee 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)	3,300	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.500%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	425,439	433,947	442,626	451,479	460,508	469,719	479,113	488,695	498,469	508,439
Ancillary Income	8,509	8,679	8,853	9,030	9,210	9,394	9,582	9,774	9,969	10,169
Vacancy	(30,376)	(30,984)	(31,604)	(32,236)	(32,880)	(33,538)	(34,209)	(34,893)	(35,591)	(36,303)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(294,506)	(303,341)	(312,442)	(321,815)	(331,469)	(341,414)	(351,656)	(362,206)	(373,072)	(384,264)
Property Mgmt	(30,268)	(30,873)	(31,491)	(32,120)	(32,763)	(33,418)	(34,086)	(34,768)	(35,464)	(36,173)
Reserves	(44,232)	(45,559)	(46,925)	(48,333)	(49,783)	(51,277)	(52,815)	(54,399)	(56,031)	(57,712)
NOI	34,565	31,869	29,017	26,005	22,823	19,467	15,930	12,203	8,281	4,156
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,960)	(6,139)	(6,323)	(6,513)	(6,708)	(6,909)	(7,117)	(7,330)	(7,550)	(7,777)
Cash Flow	28,605	25,730	22,694	19,492	16,115	12,557	8,813	4,873	731	(3,621)
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.09	1.08	1.07	1.06	1.06	1.05	1.04	1.03	1.02	1.01
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-004 Claflin School, Columbus, Muscogee 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)	3,300	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.500%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	518,607	528,979	539,559	550,350	561,357
Ancillary Income	10,372	10,580	10,791	11,007	11,227
Vacancy	(37,029)	(37,769)	(38,525)	(39,295)	(40,081)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(395,792)	(407,666)	(419,896)	(432,492)	(445,467)
Property Mgmt	(36,896)	(37,634)	(38,387)	(39,155)	(39,938)
Reserves	(59,444)	(61,227)	(63,064)	(64,956)	(66,904)
NOI	(181)	(4,737)	(9,521)	(14,541)	(19,806)
Mortgage A	-	-	-	-	-
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(8,010)	(8,250)	(8,498)	(8,753)	(9,015)
Cash Flow	(8,191)	(12,987)	(18,018)	(23,294)	(28,821)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.00	0.99	0.98	0.97	0.96
Mortgage A Balance					
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-004 Claflin School, Columbus, Muscogee 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="3,300"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.22%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="7.50%"/>
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="7.500%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Claflin School, Columbus, Muscogee 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

The concept for this proposed project has been carefully crafted to ensure that it is feasible, viable, and in full conformance with the QAP and other DCA requirements. The applicant believes this is a very strong project, and will further both DCA's goals and those of the City of Columbus.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Claflin School, Columbus, Muscogee 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	
Detached/Semi-Detached						
Efficiency	0	0	121,194 x 0 units = 0	0	0	133,313 x 0 units = 0
1 BR	1	0	158,615 x 0 units = 0	0	0	174,476 x 0 units = 0
2 BR	2	0	192,390 x 0 units = 0	0	0	211,629 x 0 units = 0
3 BR	3	0	235,232 x 0 units = 0	0	0	258,755 x 0 units = 0
4 BR	4	0	276,796 x 0 units = 0	0	0	304,475 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>
Row House						
Efficiency	0	0	113,800 x 0 units = 0	0	0	125,180 x 0 units = 0
1 BR	1	0	149,219 x 0 units = 0	0	0	164,140 x 0 units = 0
2 BR	2	0	181,518 x 0 units = 0	0	0	199,669 x 0 units = 0
3 BR	3	0	223,185 x 0 units = 0	0	0	245,503 x 0 units = 0
4 BR	4	0	265,013 x 0 units = 0	0	0	291,514 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>
Walkup						
Efficiency	0	0	94,582 x 0 units = 0	0	0	104,040 x 0 units = 0
1 BR	1	0	130,638 x 0 units = 0	0	0	143,701 x 0 units = 0
2 BR	2	0	165,678 x 0 units = 0	0	0	182,245 x 0 units = 0
3 BR	3	0	216,331 x 0 units = 0	0	0	237,964 x 0 units = 0
4 BR	4	0	269,563 x 0 units = 0	0	0	296,519 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>
Elevator						
Efficiency	0	0	98,067 x 0 units = 0	0	0	107,873 x 0 units = 0
1 BR	1	0	137,294 x 0 units = 0	5	755,115	151,023 x 5 units = 755,115
2 BR	2	7	176,521 x 7 units = 1,235,647	12	2,330,076	194,173 x 12 units = 2,330,076
3 BR	3	12	235,361 x 12 units = 2,824,332	8	2,071,176	258,897 x 8 units = 2,071,176
4 BR	4	0	294,201 x 0 units = 0	0	0	323,621 x 0 units = 0
<i>Subtotal</i>	<i>19</i>	<i>19</i>	<i>4,059,979</i>	<i>25</i>	<i>5,156,367</i>	<i>5,156,367</i>
Total Per Construction Type	19		4,059,979	25		5,156,367

Threshold Justification per Applicant

DCA's Comments:

Each cost included in the TDC for this project has been carefully estimated to ensure the costs are

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

The proposed project will serve family tenancy, and will be open to all types of households.

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?

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:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

Monthly enrichment - 1) birthday parties, 2) movie nights and/or reading classes
Monthly health classes - 1) medical-related and 2) nutrition-related

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:

The applicant commits to provide the required services. Services may be led/provided by the property

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Claflin School, Columbus, Muscogee 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.	Novogradac & Company, LLP	
B.	Two months	
C.	95.30%	
D.	2.50%	

Pass?

--

Project Nbr	Project Name
1	2014-015 BTW-Chapmn 2
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

The market study for this project shows good support for the project and its prospects for successful leaseup. Capture rates are well below DCA limits.

DCA's Comments:

6 APPRAISALS

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

Pass?

--

A.

No

 B.

No

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

Appraiser's Name:

--

- 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?

1)

--

 2)

--

 3)

--

 4)

--

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

C.

--

- D. Has the property been:

D.

--

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

1)

Yes

 2)

No

 3)

No

Threshold Justification per Applicant

There is no conflict of interest between the seller/lessor and buyer/lessee of the project, therefore no appraisal is required or included with this application. The property has been rezoned for the proposed project. Please refer to Section 10 of this sheet for more details on the zoning.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Claflin School, Columbus, Muscogee 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:

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Railway noise, roadway noise, aircraft noise

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?

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

- 1) Lead-based paint?

Yes	
Yes	
Yes	
No	
- 2) Noise?

Yes	
Yes	
Yes	
No	
- 3) Water leaks?

Yes	
Yes	
Yes	
No	
- 4) Lead in water?

Yes	
Yes	
Yes	
No	
- 5) Endangered species?

No	
Yes	
No	
Yes	
- 6) Historic designation?

No	
Yes	
No	
Yes	
- 7) Vapor intrusion?

No	
Yes	
No	
Yes	
- 8) Asbestos-containing materials?

No	
Yes	
No	
Yes	

- 9) Mold?

Yes	
Yes	
Yes	
- 10) PCB's?

Yes	
Yes	
Yes	
- 11) Radon?

Yes	
Yes	
Yes	

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

None

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?

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.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

The Phase I ESA identified the presence of lead-based paint, asbestos-containing materials, mold, and likely radon. We have included costs in the Rehab Work Scope for the complete abatement of these

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Claflin School, Columbus, Muscogee 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. Yes	

Threshold Justification per Applicant

The entity with site control is the applicant.

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

The proposed site is accessible on three of four sides by legally accessible public roads. The primary designated vehicular entrance/exit is on Linwood Blvd, but vehicular and pedestrian access is also

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

The proposed project site has been re-zoned to UPT for this project. The UPT district allows for multifamily use, and this is confirmed by the local zoning official's letter. In addition, conformance with the

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Clafin School, Columbus, Muscogee 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

N/A - No gas included in project

Pass?

Threshold Justification per Applicant

2) Electric

Georgia Power

1) No

2) Yes

A letter from Georgia Power has been included with this application which confirms the availability of electric service at the site. No gas service is planned for the proposed project, therefore no gas letter has

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

Columbus Water Works / Columbus Consolidated C

B1) Yes

2) Public sewer

Columbus Water Works / Columbus Consolidated C

2) Yes

Threshold Justification per Applicant

Water and sewer service are already available at the proposed site. Letters confirming this service have been included in the application.

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):

A. Agree

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

A1) Room

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

A2) Covered Porch If "Other", explain here

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

1) Equipped Playground

Guidebook Met? DCA Pre-approved?

3) Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

2) Equipped Computer Center

4) Additional Amenities (describe below)

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) Yes

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

The applicant is not proposing a Senior or Special Needs project, therefore question D has been intentionally left blank.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Claflin School, Columbus, Muscogee 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)

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?**

Pass?	
A. Historic Preservation	<<Select>>
B. May 19, 2017	
Newbanks Inc.	
	Yes
C. Jack Wynn	Yes
D. Yes	
1) Yes	
2) Yes	
3) Yes	
4) Yes	
E. Agree	

Threshold Justification per Applicant

The applicant has thoroughly analyzed the building and the rehab plans, in conjunction with the relevant due diligence reports and all threshold and scoring requirements to develop a work scope and

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?

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

Threshold Justification per Applicant

All required documents for this section have been provided, and great care has been taken to ensure they each meet all DCA requirements.

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?

Pass?	
A. Agree	
B. Agree	

Threshold Justification per Applicant

Applicant agrees to meet or exceed all minimum building sustainability requirements to meet threshold.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Clafin School, Columbus, Muscogee 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)

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 indicted 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	3	3	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	1	1	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
 The DCA qualified consultant will perform the following: Name of Accessibility Consultant **Proposed - Zeffert & Associates**
 - 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.

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		

Threshold Justification per Applicant

Applicant agrees to meet or exceed all minimum accessibility requirements to meet threshold.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Claflin School, Columbus, Muscogee 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)	Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

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)	

Threshold Justification per Applicant

Applicant agrees to meet or exceed all minimum architectural requirements to meet threshold.

DCA's Comments:

Pass?	
No	
Yes	
A. Yes	
B. 1) Yes	
2) Yes	
C. 1)	
2)	

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

The Project Team was found to be eligible to participate in the 2017 round, and no changes in the project team, site, or structure have occurred since per-application. However, the National Park Service

DCA's Comments:

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

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

The Project Team was found to be eligible to participate in the 2017 round, and no changes in the project team, site, or structure have occurred since per-application. However, the National Park Service

DCA's Comments:

Pass?	
A. Yes	
B. No	
C. Yes	

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Clafin School, Columbus, Muscogee 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

The applicant is not proposing to qualify for the non-profit set-aside. Therefore, section 21 has been intentionally left blank.

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

The applicant is not requesting a HOME loan under the CHDO set-aside. Therefore, section 22 has been intentionally left blank.

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?

Threshold Justification per Applicant

The proposed project does not include any items which would require a legal opinion. Therefore, section 23 has been intentionally left blank.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-004 Clafin School, Columbus, Muscogee 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:

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

- 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:

Threshold Justification per Applicant

The buildings proposed for renovation are currently vacat, therefore the majority of section 24 has been intentionally left blank.

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

The applicant agrees to adhere to all DCA requirements regarding AFFH.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Each cost included in the TDC for this project has been carefully estimated to ensure the costs are conservatively realistic. Given the additional costs associated with historic preservation, exceptional green

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-004 Clafin School, Columbus, Muscogee County

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

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Score Value	Self Score	DCA Score
92	68	20
TOTALS:	10	10
A.	0	0
B.	0	0

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.

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

PART NINE - SCORING CRITERIA - 2017-004 Clafin School, Columbus, Muscogee County

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TOTALS:	Score Value	Self Score	DCA Score
	92	68	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: **44**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
9	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.45%	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:
0

0.00%	0.00%
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

The applicant has submitted detailed information in accordance with DCA requirements to demonstrate its eligibility for the maximum points in this section, including the bonus point. The application is not aware of any undesirables which would constitute a point deduction for this category.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 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.

5	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-004 Clafin School, Columbus, Muscogee County

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Score Value	Self Score	DCA Score
TOTALS:	92	68 20

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

The proposed project site is within a one mile walking distance, along paved pedestrian walkways which are in existence at the time of application, to a transit hub (the METRA bus system transfer center).

DCA's Comments:

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

METRA (a unit of the Columbus Consolidated Government)	(706) 225-4673
http://www.columbusga.org/metra/schedules.htm	
http://www.columbusga.org/metra/forms/sysMap-v2.pdf	

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

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
N/a	

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

10 Pts > Min In EF Green Communities

3	3	0
---	---	---

Competitive Pool chosen:

Flexible

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

Date of Course	1/1/17	Thompson Gooding	Oracle Consulting Services
Date of Course			

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	
-----	--

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

Date of Audit	5/10/17	Date of Report	5/18-5/20
---------------	---------	----------------	-----------

Yes	
-----	--

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
---	----	--------	--------

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:

No	
----	--

PART NINE - SCORING CRITERIA - 2017-004 Clafin School, Columbus, Muscogee County

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Score Value	Self Score	DCA Score
TOTALS:	92	68 20

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?
2. Project will meet program threshold requirements for Building Sustainability?
3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

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

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

B.	No	
----	-----------	--

C. Exceptional Sustainable Building Certification

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

C.	Yes/No	Yes/No
1.	Yes	

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

1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
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.
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.

D.	0	0
1.	No	
2.	No	
3.	No	

Scoring Justification per Applicant

The applicant commits to achieve a minimum of ten points in excess of the minimum required points for certification in the Enterprise Green Communities program. In addition, through the energy audit we have identified measures which will increase the completed project's energy efficiency to a minimum of 20% better than standare construction.

DCA's Comments:

7. STABLE COMMUNITIES

(Must use data from the most current FFIEC census report, published as of January 1, 2016)

7	0	0
---	----------	----------

A Census Tract Demographics

3	0	
---	----------	--

& Competitive Pool chosen: **Flexible**

	Yes/No	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/):

	No	
--	-----------	--

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

	Per Applicant	Per DCA	2	0	0
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Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map:

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

	0	0
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DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-004 Clafin School, Columbus, Muscogee County

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Score Value	Self Score	DCA Score
TOTALS:	92	68
	10	20
	9	0
	No	
	N/a	
	Yes	

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?	Yes		Yes	
b) Includes public input and engagement during the planning stages?	Yes		Yes	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	Yes		Yes	
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?	Yes		Yes	
e) Discusses resources that will be utilized to implement the plan?	Yes		Yes	
f) Is included in full in the appropriate tab of the application binder?	Yes		Yes	

Website address (URL) of Revitalization Plan: http://www.columbusga.org/planning/pdfs/TAD_RiverDist.pdf
Website address (URL) of Transformation Plan: <https://www.dropbox.com/s/249ze6v619vpqfd/Clafin%20CTP%20for%20Public%20Link%20-%20Do%20Not%20Remove.pdf?dl=0>

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?
 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.) Enter page nbr(s) here
 ii.)

2 A.

Yes/No	Yes/No

iii.) Public input and engagement during the planning stages:

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:

- 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.
- 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? **Yes** Census Tract Number: **17980-13-215-0111.00** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-004 Clafin School, Columbus, Muscogee County

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	Score Value	Self Score	DCA Score
TOTALS:	92	68	20

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	None	Website		
Contact Name		Direct Line		
		Email		Yes/No Yes/No

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. 1 ▶

CBO 1 Name		Purpose:		Letter of Support included?
Community/neighborhd where partnership occurred		Website		
Contact Name		Direct Line		
		Email		
CBO 2 Name		Purpose:		Letter of Support included?
Community/neighborhd where partnership occurred		Website		
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? CTP p. 7-8

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? Yes

iii. CQB Name	Columbus Regional Health	Website	www.columbusregional.com
Contact Name	Nancy Williams	Direct Line	(706) 571-1482
		Email	Nancy.Williams@columbusregional.com

2. Quality Transformation Plan

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

4

2.

4	
Yes	

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? Yes

i. Transformation Partner 1	Local health provider	Date of Public Meeting 1 between Partners	5/11/17
Org Name	Columbus Regional Health	Date(s) of publication of meeting notice	5/9-5/11
Website	www.columbusregional.com	Publication(s)	Columbus Ledger-Enquirer
Contact Name	Nancy Williams	Direct Line	(706) 571-1482
		Social Media	
Email	nancy.williams@columbusregional.com	Mtg Locatn	Columbus Regional Health, 710 Center Street, Columbus, GA
Role	Director, Volunteer Services and Community Outreach	Which Partners were present at Public Mtg 1 between Partners?	1 only

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Score Value	Self Score	DCA Score
TOTALS:	92	68
		20

ii. Transformation Partner 2	Local K-12 school district rep	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	5/23/17
Org Name	Muscogee County School District		Date(s) of publication of meeting notice	5/19-5/22
Website	www.muscogee.k12.ga.us/		Publication(s)	Columbus Ledger-Enquirer
Contact Name	Keith Siefert	Direct Line (706) 748-2109	Social Media	
Email	seifert.keith.m@muscogee.k12.ga.us		Mtg Locatn	MCSD District Office. 2960 Macon Road, Columbus, GA
Role	Chief Academic Officer		Which Partners were present at Public Mtg 2 between Partners?	2 only

b) *Citizen Outreach* Choose either "I" or "ii" below for (b).

i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder? i.

No	
----	--

or Nbr of Respondents ii.

Yes	
-----	--

ii. Public Meetings	Meeting 1 Date	5/11/17	Dates: Mtg 2	5/23/17	Mtg Notice Publication	5/19-5/22
	Date(s) of publication of Meeting 1 notice	5/9-5/11	Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?	Yes		
	Publication(s)	Columbus Ledger-Enquirer	Publication(s)	Columbus Ledger-Enquirer		
	Social Media		Social Media			
	Meeting Location	Columbus Regional Health, 710 Center Street, Columbus, GA	Mtg Locatn	MCSD District Office. 2960 Macon Road, Columbus, GA		
	Copy(-ies) of published notices provided in application binder?	Yes	Copy(-ies) of published notices provided in application binder?	Yes		

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	Prevalence of Diabetes, Heart Disease/Stroke and Cancer
Goal for increasing residents' access	The Transformation Team will strive to provide educational materials relating to the prevention or treatment of one of the conditions noted above (diabetes, heart disease, stroke, and cancer).
Solution and Who Implements	Providing on-site screenings, preventative healthcare and educational materials to encourage healthier lifestyles that can aid in preventing these diseases.
Goal for catalyzing neighborhood's access	The Transformation Team will strive to provide educational materials relating to the prevention or treatment of one of the conditions noted above (diabetes, heart disease, stroke, and cancer).
Solution and Who Implements	Providing on-site screenings, preventative healthcare and educational materials to encourage healthier lifestyles that can aid in preventing these diseases.
ii. Local Population Challenge 2	Access to Healthcare / Over-Use of the Emergency Room
Goal for increasing residents' access	Transformation Team has set the goal of reducing reported emergency room utilization (defined as visiting the emergency room more than once in the past 12 months).
Solution and Who Implements	Transformation Team proposes to address this issue and reduce emergency room utilization by providing a new first point of contact between residents (of the Defined Neighborhood) and the emergency room.
Goal for catalyzing neighborhood's access	Transformation Team has set the goal of reducing reported emergency room utilization (defined as visiting the emergency room more than once in the past 12 months).
Solution and Who Implements	Transformation Team proposes to address this issue and reduce emergency room utilization by providing a new first point of contact between residents (of the Defined Neighborhood) and the emergency room.
iii. Local Population Challenge 3	Nutrition
Goal for increasing residents' access	The Transformation Team will strive to have 40% of households residing at the Clafin School report eating five or more servings of fruit and/or vegetables per day.
Solution and Who Implements	The Transformation Team proposes to implement a nutritional improvement program through its on-site medical education resources and classes. This will include providing educational materials, on-site medical education resources and classes.
Goal for catalyzing neighborhood's access	Transformation Team will strive to have 35% of households not residing at the Clafin School report eating five or more servings of fruit and/or vegetables per day.
Solution and Who Implements	The Transformation Team proposes to implement a nutritional improvement program through its on-site medical education resources and classes. This will include providing educational materials, on-site medical education resources and classes.
iv. Local Population Challenge 4	Literacy and Parent Engagement Among K-3 Students
Goal for increasing residents' access	Transformation Team has set the goal of having a minimum of 75% of survey respondents who reside at the Clafin School and attend these reading events.
Solution and Who Implements	The Transformation Team proposes to hold at least monthly reading events wherein parents can bring their children, ages kindergarten through third grade, to the Clafin School.
Goal for catalyzing neighborhood's access	Transformation Team has set the goal of having a minimum of 75% of survey respondents who reside within the Defined Neighborhood and attend these reading events.
Solution and Who Implements	The Transformation Team proposes to hold at least monthly reading events wherein parents can bring their children, ages kindergarten through third grade, to the Clafin School.
v. Local Population Challenge 5	Lack of Quality Affordable Rental Housing
Goal for increasing residents' access	The applicant proposes to complete the redevelopment of the Clafin School site to create 44 units for residents by no later than December 31, 2019.
Solution and Who Implements	The Transformation Team hopes to see the development or redevelopment (preservation) of 250 quality, affordable rental housing units in the Defined Neighborhood.
Goal for catalyzing neighborhood's access	In addition to the proposed project, there will need to be 206 units of quality, affordable rental housing created or preserved within the five-year reporting period.

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Score Value	Self Score	DCA Score
TOTALS: 92	68	20

Solution and Who Implements

The Transformation Team hopes to see the development or redevelopment (preservation) of 250 quality, affordable rental housing units in the Defined Neigh

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Family

4	4	
1	1.	1

Source	Oracle Consulting Services, LLC	
Contact	Caryn Winter	Direct Line
Email	c.winter@oracledesign.net	
Bank Contact	TBD - See below	Direct Line
		TBD - See below

Bank Name	TBD - See below
Account Name	TBD - See below
Bank Website	TBD - See below
Contact Email	TBD - See below

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

Description of Use of Funds: As proposed in the Community Transformation Plan, the applicant proposes to hold at least monthly reading events, at which residents of the Clafin School and, if approved by DCA, members of the larger Community Transformation Plan Defined Neighborhood, can come with their children, read with their children and learn how to engage their children with the story. Attendees will receive copies of the book(s) to take home with them. Variations on the idea of educational engagement outside of the classroom may also be explored in a similar fashion, including STEM educational kits for children to build robotic arms, or other similar ideas. If selected for

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. Literacy and Educational Engagement are the #4 Prioritized Challenge in the Community Transformation Plan. The classes concept described above is a direct product of the Community Engagement and Outreach process, and is specifically described in the Plan.

2. Long-term Ground Lease

1	2.	1	
		Yes	
		Yes	

- 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: **Flexible**

2	3.	2	
---	----	----------	--

Unrelated Third-Party Name	Multiple - See attached breakdown	
Unrelated Third-Party Type	Additional documentation required - see QAP. Government	Improvement Completion Date
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	No	Multiple - See attached breakd
Distance from proposed project site in miles, rounded up to the next tenth of a mile	0.0 miles	

Description of Investment or Funding Mechanism	Multiple - See attached breakdown
Description of Investment's Furtherance of Plan	Multiple - See attached breakdown
Description of how the investment will serve the tenant base for the proposed development	Multiple - See attached breakdown

Full Cost of Improvement	15,016,332	Total Development Costs (TDC):	9,136,169
as a Percent of TDC:	164.3614%		0.0000%

PART NINE - SCORING CRITERIA - 2017-004 Clafin School, Columbus, Muscogee County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
10	0	
1.	No	
2.	No	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

The applicant has expended great effort to thoroughly craft a Community Transformation Plan which will both meet all DCA requirements and serve as a tool for the betterment of the community surrounding the proposed project. Building on the City of Columbus' River District Redevelopment Plan and Comprehensive Plan, the CTP incorporates input gained through the community outreach and public input process to address specific needs within the defined neighborhood. In addition, the proposed project also qualifies for additional points in this section for having a 45-year ground lease with only nominal annual financial consideration, as well as two large third-party investments in the surrounding area.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

0	0
----------	----------

A. Phased Developments

Competitive Pool chosen:

Flexible

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?

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
2. **Four (4)** DCA funding cycles

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

0	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 *(additional point)*
3. Within the last **Four (4)** DCA funding cycles

3
1
2

Scoring Justification per Applicant

The applicant is not claiming points in this section, therefore this section has been intentionally left blank.

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	68	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

We believe the market study included with this application shows strong support for the project, and qualifies the project for two points in this section.

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.	0	
	No	

12. EXCEPTIONAL NON-PROFIT

0

	3	
	Yes/No	Yes/No
	No	

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:

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

	2	0
Unit Total		44

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.

MGP	Clafin School Preservation GP, LLC	0.0100%	Caryn Winter	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Oracle Consulting Services, LLC	0.0000%	Caryn Winter
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Proposed - PNC Bank	99.9900%	Todd Krumwiede	Developmt Consult	0	0.0000%	0
State LP	As proposed, same as federal limitec	0.0000%	0				

Scoring Justification per Applicant

DCA's Comments:

The applicant is not claiming points in this section, therefore this section has been intentionally left blank.

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TOTALS:	Score Value	Self Score	DCA Score
	92	68	20
	2	0	0
	1	0	

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: < Select applicable GICH >
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

A.	Yes/No	Yes/No
1.		
2.		
3.		
4.		
5.		

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: **Columbus** County: **Muscogee** QCT? **Yes** Census Tract #: **17980-13-215-0111.00**

Scoring Justification per Applicant

DCA's Comments:

The applicant is not claiming points in this section, therefore this section has been intentionally left blank.

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

4

4	0
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)	N/a	
d)	N/a	
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

	<i>Amount</i>
a)	
b)	
c)	
d)	
e)	1,400,672
f)	
g)	
h)	
i)	
j)	
	1,400,672

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

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

9,136,169	15.3311%	0.0000%
-----------	-----------------	----------------

The applicant has utilized historic tax credits, as evidenced by GA DNR- and NPS-approved Part I and Part II included with the application, as well as an equity commitment from PNC Bank for the credits.

DCA's Comments:

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

TOTALS: 92 68 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.

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

DCA's Comments:

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?
 10% of Total Units (max): **4**
 Total Low Income Units: **44**
 Min 1 BR LI Units required: **4**
 1 BR LI Units Proposed: **5**
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?

3	2	0
2	2	0
1.	Agree	
2.	Yes	
3.	Yes	
4.	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** 0.0%

3	0	0
1.	Disagree	
2.	Disagree	

Scoring Justification per Applicant

The applicant agrees to accept Section 811 or similar PBRA for up to 10% of the units, and has included the required one-bedroom units. The applicant will accept 50% AMI rent for these units.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: **Certified historic structure - listed individually on National Register**

Historic Credit Equity: **1,400,672**

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: **25**
 Total Units: **44**
 % of Total: **56.82%**

2	2	0
2	2	

The proposed project is the rehabilitation and adaptive reuse of the Clafin School, which currently consists of two buildings - one from 1921 and one from 1948. These buildings were originally used as classroom buildings, but will be converted to residential units. Existing support and ancillary space will be utilized for ancillary uses of the apartments, such as a leasing office, fitness center, laundry

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: **25**
 Total Units: **44**
 % of Total: **56.82%**

1		
B.		

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-004 Clafin School, Columbus, Muscogee County

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Score Value	Self Score	DCA Score
TOTALS:	92	68
	2	20
	0	0
	Disagree	

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.	
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Scoring Justification per Applicant

The applicant has developed a partnership with the local hospital, Columbus Regional Health to provide on-site medical services to address some of the needs identified in the community health data resources. We have crafted a health concept which we believe will help create a healthier community.

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?

3	0	0
	No	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

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									
d) Primary/Elementary									
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

The applicant is not claiming points in this section, therefore this section has been intentionally left blank.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-004 Claflin School, Columbus, Muscogee County

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

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.

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

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%

Score Value	Self Score	DCA Score
TOTALS:	92	68 20
	2	2 0

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			28,194	
Min Exceeded by:	0.00%	0.00%	369.90%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:
 Total Nbr of Jobs w/in the 2-mile radius:
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	6,000	
Total Nbr of Jobs w/in the 2-mile radius	28,194	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	33	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	0.12%	0.00%

Project City	Columbus
Project County	Muscogee
HUD SA	Columbus
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

The total number of jobs within a 2-mile radius of the proposed project site far exceeds the minimum jobs threshold, thereby qualifying the project for two points in this section.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10
0	0	0
0	0	0

Scoring Justification per Applicant

The applicant does not believe any conditions currently exist or have existed which would result in a compliance point deduction for this application.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	68	20
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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 - 2017-004 Claflin School, Columbus, Muscogee County

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

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.

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

**Score
Value**

Self Score	DCA Score
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TOTALS:

92

68	20
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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.

The applicant does not have any additional comments which could not be input in the boxes above.

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

Claflin School

Columbus, Muscogee County

Applicant Statement Regarding Use of Community Improvement Fund, Claflin School, Columbus, GA

- Prior to establishing the Community Improvement Fund, the applicant has taken very intentional efforts to reach out to local educational leaders and find out which efforts would be the best use of the Community Improvement Fund. Ideas discussed included a wide range of options, from providing backpacks and school supplies to children, to sponsoring STEM/STEAM programs at the elementary school for which the Claflin School project is zoned, to sending local teachers to continuing education training at Harvard University.

- At this time, and at the suggestion of the local school district, it seems that the most beneficial use of the Community Improvement Fund will be to sponsor programs which encourage educational engagement outside of the classroom, particularly among younger (K-3) children and their parents.

- As proposed in the Community Transformation Plan, the applicant proposes to hold at least monthly reading events, at which residents of the Claflin School and, if approved by DCA, members of the larger Community Transformation Plan Defined Neighborhood, can come with their children, read with their children and learn how to engage their children with the story. Attendees will receive copies of the book(s) to take home with them.

- Variations on the idea of educational engagement outside of the classroom may also be explored in a similar fashion, including STEM educational kits for children to build robotic arms, or other similar ideas. If selected for funding, the applicant will work closely to further develop and expand these concepts, as well as to support any other areas which the school district feels would be beneficial to the residents.

-- How secured funds support the Community Transformation Plan

-Literacy and Educational Engagement are the #4 Prioritized Challenge in the Community Transformation Plan. The classes concept described above is a direct product of the Community Engagement and Outreach process, and is specifically described in the Plan.

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

Clafin School
Columbus, Muscogee County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Clafin School

Columbus, Muscogee County

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

Scoring Section 16 - Innovative Project Concept Narrative

Clafin School

Columbus, Muscogee County

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

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]