

Project Narrative
Jasmine Gardens
Brunswick, Glynn County

Introduction

Jasmine Gardens is a proposed 80 unit new construction affordable housing project to serve families in the Brunswick, GA community. The property will be a garden style apartment community offering a mix of one, two and three bedroom units in two and three story buildings on an approximate 5.14-acre site. The proposed project will compete for a 9% tax credit allocation from the rural set-aside pool.

Site Location

The site is situated off a major thoroughfare in unincorporated Glynn County with direct access to I-95, nestled among surrounding uses including single-family homes as well as major retail centers and two high performing schools. The proposed project achieves high scores in the categories of proximity to desirable characteristics, stable communities, quality education, community transportation, sustainable development, healthy housing initiatives and leveraging of resources. Further the proposed project proposes an innovative concept to help further the educational outcomes of Low-Income families by bridging the summer learning gap.

Property Characteristics

Jasmine Gardens will be a mixed income development, serving a wide band of tenants with units set-aside for 50% AMI, 60% AMI and market rate. The property further leverages public resources by utilizing a HUD insured 221d4 first mortgage loan. The property will participate in the EarthCraft Multifamily program, which represents the rating for sustainable development within the rural set-aside pool as per the QAP. The property will also exceed the Energy Star HERS index by 15%.

Innovative Concept

The project has identified research that shows the summer learning gap is larger for low-income families. A proposed concept seeks to leverage two national non-profits, Communities in Schools and the Boys and Girls Club to provide homework assistance, aftercare and summer camps. Further targeted classes will be incorporated into the summer program to bridge the summer learning gap for these families.

Healthy Housing Initiative

The residents of Jasmine Gardens will also have access to an onsite healthy housing initiative through a partnership with the Glynn County Department of Health. The DoH will provide onsite screenings for diabetes, blood pressure, HIV, and cholesterol. Further they will provide monthly teen pregnancy prevention and smoking cessation classes at the property.

Conclusion

Jasmine Gardens would provide quality new mixed-income housing for families in Brunswick, GA. The proposed project effectively leverages public resources to develop sustainable, mixed-income housing in an area of opportunity within a stable community that offers convenient access to desirable characteristics and quality education. The proposed project is sponsored by a development team that is highly experienced closing projects leveraged with federally insured debt to maximize the efficiency of tax credit resources. According to the criteria set forth in the GA QAP, the proposed project is an excellent candidate for a tax credit allocation.

PART ONE - PROJECT INFORMATION - 2017-005 Jasmine Gardens, Brunswick, Glynn 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:

2017-005

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	850,000	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-###		2017PA-027	
			Have any changes occurred in the project since pre-application?		No	

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	Michael Sherard		Title	VP	
Address	5300 W Cypress St. Suite 200		Direct Line	(813) 540-8086	
City	Tampa		Fax		
State	FL	Zip+4	33607-1764	Cellular	(813) 300-8108
Office Phone	(813) 540-8086	Ext.		E-mail	msherard@blueskycommunities.com

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

IV. PROJECT LOCATION

Project Name	Jasmine Gardens		Phased Project?	No	
Site Street Address (if known)	745 S Port Parkway		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	745 S Port Parkway		Scattered Site?	No	
Site Geo Coordinates (##.#####)	Latitude: 31.133623	Longitude: -81.594943	Acreage	5.2400	
City	Brunswick	9-digit Zip**	31523-8213	Census Tract Number	10
Site is predominantly located:	In Unincorporated County	County	Glynn	OCT?	No
In USDA Rural Area?	Yes	In DCA Rural County?	No	Overall:	Rural

* If street number unknown

Legislative Districts **

If on boundary, other district:

Congressional	State Senate	State House
1	1	179

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

Political Jurisdiction

Name of Chief Elected Official	Richard Strickland		Title	Chairman	
Address	1725 Reynolds St, Suite 302		City	Brunswick	
Zip+4	31520-6433	Phone	(912) 554-7111	Email	

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	80	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-005 Jasmine Gardens, Brunswick, Glynn County

B. Mixed Use

No

C. Unit Breakdown

PBRA

Number of Low Income Units	80	0
Number of 50% Units	16	0
Number of 60% Units	64	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	80	
Common Space Units	0	
Total Units	80	

D. Unit Area

Total Low Income Residential Unit Square Footage	83,472
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	83,472
Total Common Space Unit Square Footage	0
Total Square Footage from Units	83,472

E. Buildings

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

Total Common Area Square Footage from Nonresidential areas	
Total Square Footage	83,472

F. Total Residential Parking Spaces

(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:

B. Mobility Impaired

Roll-In Showers

Nbr of Units Equipped:	4
Nbr of Units Equipped:	2

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

C. Sight / Hearing Impaired

Nbr of Units Equipped:	2
------------------------	---

% of Total Units	5.0%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	2.5%	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

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
1			7		
2			8		
3			9		
4			10		
5			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 - 2017-005 Jasmine Gardens, Brunswick, Glynn 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? No If yes, expiration year: Nbr yrs to forgo cancellation option:

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

C. Is there a Tenant Ownership Plan?

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

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

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

Amenities?	No	Qualification Determination?	Yes
Architectural Standards?	No	Payment and Performance Bond (HOME only)?	Yes
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	No
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	Yes
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	<input type="text"/>
Rehab	<input type="text"/>
New Construction	March 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>XIII E. This project does not have HOME Funds, however our construction loan requires a P&P. Please see item 010504JGconstrucLoan for clarification.</p>	
---	--

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-005 Jasmine Gardens, Brunswick, Glynn County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

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)

Blue Ferry LLC				Name of Principal		Shawn Wilson	
5300 W Cypress St. Suite 200				Title of Principal		Managing Member	
Tampa		Fed Tax ID:		Direct line		(813) 384-4825	
FL	Zip+4	33607-0000	Org Type:	For Profit	Cellular		(561) 301-3132
(813) 384-4825		E-mail		swilson@blueskycommunities.com			

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

Blue Ferry M LLC				Name of Principal		Shawn Wilson	
5300 W Cypress St Suite 200				Title of Principal		Managing Member	
Tampa		Website		Direct line		(813) 384-4825	
FL	Zip+4	33607-1764	Cellular		(561) 301-3132		
(813) 384-4825		E-mail		swilson@blueskycommunities.com			

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.

Raymond James Tax Credit Funds, Inc.				Name of Principal		Sean Jones	
880 Carillon Parkway				Title of Principal		Vice President	
St. Petersburg		Website		Direct line		(727) 597-5703	
FL	Zip+4	33716-1102	Cellular		(727) 698-9488		
(727) 597-5703		E-mail		sean.jones@raymondjames.com			

b. State Limited Partner

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

Raymond James Tax Credit Funds, Inc.				Name of Principal		Sean Jones	
880 Carillon Parkway				Title of Principal		Vice President	
St. Petersburg		Website		Direct line		(727) 597-5703	
FL	Zip+4	33716-1102	Cellular		(727) 698-9488		
(727) 597-5703		E-mail		sean.jones@raymondjames.com			

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 - 2017-005 Jasmine Gardens, Brunswick, Glynn County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

II. DEVELOPER(S)

A. DEVELOPER

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

Blue Sky Georgia Developer LLC				Name of Principal	Shawn Wilson
5300 W Cypress St. Suite 200				Title of Principal	President
Tampa		Website	Blueskycommunities.com	Direct line	(813) 384-4825
FL		Zip+4	33607-1764	Cellular	(561) 301-3132
(813) 384-4825		E-mail	swilson@blueskycommunities.com		

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.

WeaverCooke				Name of Principal	Charlie Heritage
8401 Key Boulevard				Title of Principal	Vice President
Greensboro		Website	weavercooke.com	Direct line	(336) 378-7900
NC		Zip+4	27409-6000	Cellular	(336) 669-3587
(336) 378-7900		E-mail	charlie@weavercooke.com		

C. MANAGEMENT COMPANY

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

Randy Fleece				Name of Principal	Randy Fleece
22 Inverness Center Parkway; Suite 222				Title of Principal	President
Birmingham		Website	thegatewaycompanies.com	Direct line	(205) 980-3245
AL		Zip+4	35242-4814	Cellular	
(205) 980-3245		E-mail	rfleece@gatewaymgt.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-005 Jasmine Gardens, Brunswick, Glynn County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

D. ATTORNEY	Broad and Cassel LLP			Name of Principal	Randal Alligood
Office Street Address	390 N. Orange Avenue, Suite 1400			Title of Principal	Partner
City	Orlando	Website		Direct line	(407) 839-4202
State	FL	Zip+4	32801-1640	Cellular	(407) 701-8682
10-Digit Office Phone / Ext.	(407) 839-4202	E-mail	ralligood@broadandcassel.com		

E. ACCOUNTANT	The Tidwell Group			Name of Principal	Garrick Gibson
Office Street Address	10801 N Mopac Expressway			Title of Principal	Partner
City	Austin	Website	thefctgroup.com	Direct line	(512) 850-2167
State	TX	Zip+4	78746-5459	Cellular	
10-Digit Office Phone / Ext.	(512) 850-2167	E-mail	garrick.gibson@thefctgroup.com		

F. ARCHITECT	Martin Riley and Associates			Name of Principal	Michael Riley
Office Street Address	215 Church St #200			Title of Principal	Partner
City	Decatur	Website	martinriley.com	Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	(404) 922-8250
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

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

A. LAND SELLER (If applicable)	South Glynn Partners, LLC	Principal	Kirk Watson	10-Digit Phone / Ext.	9122684069
Office Street Address	561 Ocean Blvd.			City	St. Simons Island
State	GA	Zip+4	31522-0000	E-mail	kirkwatson@comcast.net

B. IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-005 Jasmine Gardens, Brunswick, Glynn County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

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.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0100%	No	
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	98.9900%	No	
State Ltd Partner		No	No	For Profit	1.0000%	No	
NonProfit Sponsor							
Developer		No	No	For Profit		No	
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor		No	No	For Profit		No	
Managemen t Company		No	No	For Profit		No	
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

--	--

PART THREE - SOURCES OF FUNDS - 2017-005 Jasmine Gardens, Brunswick, Glynn County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits			FHA Risk Share		Georgia TCAP *
	Historic Rehab Credits		Yes	FHA Insured Mortgage		USDA 515
	Tax Exempt Bonds: \$			Replacement Housing Funds		USDA 538
	Taxable Bonds			McKinney-Vento Homeless		USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator 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	Lancaster Pollard FHA d4	2,100,000	4.750%	480
Mortgage B	Construction Loan	7,500,000	3.500%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Raymond James	1,083,690		
State Housing Credit Equity	Raymond James	637,464		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		11,321,154		
Total Construction Period Costs from Development Budget:		10,883,685		
Surplus / (Shortage) of Construction funds to Construction costs:		437,469		

PART THREE - SOURCES OF FUNDS - 2017-005 Jasmine Gardens, Brunswick, Glynn 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)	Lancaster Pollard FHA d4	2,100,000	4.750%	40	40	117,371	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.35% SP Blue Ferry LLC	0	3.500%	0	0		Cash Flow

Total Cash Flow for Years 1 - 15: 530,551
 DDF Percent of Cash Flow (Yrs 1-15) 1.103% 0.000%
 Cash flow covers DDF P&I?

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Raymond James	7,224,278					
State Housing Credit Equity	Raymond James	4,249,575					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		13,573,853					
Total Development Costs from Development Budget:		13,579,705					
Surplus/(Shortage) of Permanent funds to development costs:		(5,853)					

Equity Check	+ / -	TC Equity % of TDC
7,225,000	-722.50	53%
4,250,000	-425.00	31%
		84%

*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

First Year cash flow is 44500 in Tab VII, thus Cell reference of "NO!!!" in F45 is not correct. Perm Debt service Interest rate of 4.75% (including .25% MIP) is based on Term Sheet provided as item 010503JGPermDebtTremSheet -	
--	--

PART FOUR - USES OF FUNDS - 2017-005 Jasmine Gardens, Brunswick, Glynn 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				6,750	6,750														
Environmental Report(s)				8,000	8,000														
Soil Borings				4,600	4,600														
Boundary and Topographical Survey				6,400	6,400														
Zoning/Site Plan Fees				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 >>																			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>																			
				Subtotal	28,750	-	-	-											
ACQUISITION					ACQUISITION														
Land				500,000															
Site Demolition																			
Acquisition Legal Fees (if existing structures)																			
Existing Structures																			
				Subtotal	500,000	-	-	-											
LAND IMPROVEMENTS					LAND IMPROVEMENTS														
Site Construction (On-site)	Per acre:	124,046		650,000	650,000														
Site Construction (Off-site)																			
				Subtotal	650,000	-	-	-											
STRUCTURES					STRUCTURES														
Residential Structures - New Construction				6,800,000	6,900,000														
Residential Structures - Rehab																			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				380,000	580,000														
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab																			
				Subtotal	7,180,000	-	-	-											
CONTRACTOR SERVICES					CONTRACTOR SERVICES														
Builder Profit:	DCA Limit	14.000%																	
	6.000%	469,800	6.000%	469,800	469,800														
Builder Overhead	2.000%	156,600	2.000%	156,600	156,600														
General Requirements*	6.000%	469,800	6.000%	469,800	469,800														
*See QAP: General Requirements policy	14.000%	1,096,200																	
				Subtotal	1,096,200	-	-	-											
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 >>																			
<table border="1"> <tr> <td>Total Construction Hard Costs</td> <td>Average TCHC:</td> <td>111,577.50 per Res'l unit</td> <td>111,577.50 per unit</td> <td>106.94 per total sq ft</td> </tr> <tr> <td>8,926,200.00</td> <td></td> <td>106.94 per Res'l unit SF</td> <td>106.94 per unit sq ft</td> <td></td> </tr> </table>					Total Construction Hard Costs	Average TCHC:	111,577.50 per Res'l unit	111,577.50 per unit	106.94 per total sq ft	8,926,200.00		106.94 per Res'l unit SF	106.94 per unit sq ft						
Total Construction Hard Costs	Average TCHC:	111,577.50 per Res'l unit	111,577.50 per unit	106.94 per total sq ft															
8,926,200.00		106.94 per Res'l unit SF	106.94 per unit sq ft																
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY														
Construction Contingency	5.00%			446,130	440,610														

PART FOUR - USES OF FUNDS - 2017-005 Jasmine Gardens, Brunswick, Glynn 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	75,000	75,000			
Construction Loan Interest	200,000	200,000			
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees	25,500	25,500			
Construction Period Real Estate Tax					
Construction Insurance					
Title and Recording Fees	12,500	12,500			
Payment and Performance bonds	46,264	46,264			
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	384,264	384,264	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	244,366	244,366			
Architectural Fee - Supervision	20,000	20,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	8,500	8,500			
Accessibility Inspections and Plan Review	12,750	12,750			
Construction Materials Testing	20,000	20,000			
Engineering	30,000	30,000			
Real Estate Attorney	40,000	20,000			20,000
Accounting	20,000	20,000			
As-Built Survey	8,000	8,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	423,616	403,616	-	-	20,000
LOCAL GOVERNMENT FEES <i>Avg per unit: 5,536</i>					
Building Permits	30,920	30,920			
Impact Fees					
Water Tap Fees <i>waived? No</i>	193,185	193,185			
Sewer Tap Fees <i>waived? No</i>	218,750	218,750			
Subtotal	442,855	442,855	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	79,800				79,800
Permanent Loan Legal Fees	25,000				25,000
Title and Recording Fees	12,500				12,500
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: <u>Upfront MIP for D4</u>	10,500				10,500
Subtotal	127,800				127,800

PART FOUR - USES OF FUNDS - 2017-005 Jasmine Gardens, Brunswick, Glynn 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)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	68,000	68,000				68,000
LIHTC Compliance Monitoring Fee	64,000	64,000				64,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
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	139,500				139,500
		EQUITY COSTS				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		25,000				25,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	25,000				25,000
		DEVELOPER'S FEE				
Developer's Overhead	5.989%	100,000	100,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	94.011%	1,569,805	1,569,805			
	Subtotal	1,669,805	1,669,805	-	-	-
		START-UP AND RESERVES				
Marketing		2,500				
Rent-Up Reserves	91,642	90,862				
Operating Deficit Reserve:	241,968	240,408				
Replacement Reserve		-				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,250	100,000	100,000			
Other: Taxes and Insurance Escrow		32,015				32,015
	Subtotal	465,785	100,000	-	-	32,015
		OTHER COSTS				
Relocation		-				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>		-				
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		13,579,705	12,696,100	-	-	344,315
Average TDC Per:	Unit:	169,746.31	Square Foot:	162.69		

PART FOUR - USES OF FUNDS - 2017-005 Jasmine Gardens, Brunswick, Glynn County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Total Subtractions From Basis:

Eligible Basis Calculation

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

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" <Enter detailed description here; use Comments section if needed>"/>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	12,696,100	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,696,100	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <input type="text" value=" <<Select>>"/>	100.00%		100.00%
Adjusted Eligible Basis	12,696,100	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	12,696,100	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		9.00%
Maximum Tax Credit Amount	1,142,649	0	0
Total Basis Method Tax Credit Calculation	1,142,649		

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

14,829,208	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount <input type="text" value=" 0"/>	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig <input type="text"/>
13,579,705		
2,100,000		
11,479,705		
/ 10		
1,147,971	Federal	State
1.3500	= <input type="text" value=" 0.8500"/>	+ <input type="text" value=" 0.5000"/>
850,349		
850,000		
850,000		
850,000		

PART FOUR - USES OF FUNDS - 2017-005 Jasmine Gardens, Brunswick, Glynn County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction Hard Costs: Determined by experienced contractor which has built similar projects designed by the same Architect.

-Local Government Fees: Glynn County does not have any impact fees. Permit, Water & Sewer Tap Fees were calculated by a local professional engineer, after review of current city ordinances and fees.

Permanent Loan fees includes \$73,500 for Lender fee, 6,300 in Application fee. Inspection Fee is included cell G57.

PART FOUR (b) - OTHER COSTS - 2017-005 - Jasmine Gardens - Brunswick - Glynn, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

Upfront MIP for D4

D4 Requires a upfront MIP, this is shown in the debt term sheet.

Total Cost

DCA-RELATED COSTS

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

Total Cost

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

Total Cost

EQUITY COSTS

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

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

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

Taxes and Insurance Escrow

Taxes and Insurance escrow account that will be created at closing.

This item is NOT included in basis

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-005 Jasmine Gardens, Brunswick, Glynn County

DCA Utility Region for project: South

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

City of Brunswick Housing Authority		
March 1, 2017	Structure	3+ Story

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			7	9	9		
Cooking	Electric	X			5	7	10		
Hot Water	Electric	X			11	14	18		
Air Conditioning	Electric	X			14	22	31		
Range/Microwave	Electric	X			12	12	12		
Refrigerator	Electric	X			14	14	14		
Other Electric	Electric	X			19	27	34		
Water & Sewer	Submetered*? <input type="checkbox"/> No		X		0	0	0		
Refuse Collection			X		0	0	0		
Total Utility Allowance by Unit Size					0	82	105	128	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

Utility Allowances are from the City of Brunswick HA

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	8	48	24	0	0	80
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	4,392	38,266	24,400	0	67,058
0	1,464	10,070	4,880	0	16,414
0	5,856	48,336	29,280	0	83,472
0	0	0	0	0	0
0	5,856	48,336	29,280	0	83,472
0	0	0	0	0	0
0	5,856	48,336	29,280	0	83,472

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

11,606

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	39,603
Maintenance Salaries & Benefits	48,818
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	88,421

On-Site Office Costs

Office Supplies & Postage	12,000
Telephone	1,800
Travel	2,000
Leased Furniture / Equipment	2,400
Activities Supplies / Overhead Cost	3,000
Supportive Services/Healthy Housing	24,000
Subtotal	45,200

Maintenance Expenses

Contracted Repairs	12,000
General Repairs	12,000
Grounds Maintenance	9,000
Extermination	6,000
Maintenance Supplies	4,000
Elevator Maintenance	
Redecorating	3,000
Other (describe here)	
Subtotal	46,000

On-Site Security

Contracted Guard	0
Electronic Alarm System	0
Subtotal	0

Professional Services

Legal	5,000
Accounting	3,500
Advertising	1,800
Other (describe here)	
Subtotal	10,300

Utilities (Avg\$/mth/unit)

Electricity	13	12,000
Natural Gas	0	
Water&Swr	36	35,000
Trash Collection		12,000
Other (describe here)		
Subtotal		59,000

Taxes and Insurance

Real Estate Taxes (Gross)*	69,120
Insurance**	21,000
Other (describe here)	
Subtotal	90,120

Management Fee:

	27,525
369.96	Average per unit per year
30.83	Average per unit per month

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

TOTAL OPERATING EXPENSES **366,566**

Average per unit 4,582.08
 Total OE Required 280,000

Replacement Reserve (RR) **20,000**

Proposed averaga RR/unit amount: 250

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	80 units x \$250 =	20,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	80	20,000

TOTAL ANNUAL EXPENSES **386,566**

V. APPLICANT COMMENTS AND CLARIFICATIONS

*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation. - Calculations are based on Millage rate and Estimated FMV
 **To all Applicants: in addition to your other comments, please provide methodology for insurance calculation. - Insurance costs are estimated by our insurance broker based on construction costs and submarket.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-005 Jasmine Gardens, Brunswick, Glynn County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.91%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	580,320	591,926	603,765	615,840	628,157	640,720	653,535	666,605	679,937	693,536
Ancillary Income	11,606	11,839	12,075	12,317	12,563	12,814	13,071	13,332	13,599	13,871
Vacancy	(41,435)	(42,264)	(43,109)	(43,971)	(44,850)	(45,747)	(46,662)	(47,596)	(48,548)	(49,518)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(339,041)	(349,212)	(359,689)	(370,479)	(381,594)	(393,041)	(404,833)	(416,978)	(429,487)	(442,372)
Property Mgmt	(27,525)	(28,075)	(28,637)	(29,209)	(29,793)	(30,389)	(30,997)	(31,617)	(32,249)	(32,894)
Reserves	(20,000)	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)	(24,597)	(25,335)	(26,095)
NOI	163,926	163,614	163,188	162,643	161,973	161,171	160,232	159,150	157,917	156,527
Mortgage A	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	41,555	41,243	40,817	40,272	39,602	38,800	37,861	36,779	35,546	34,156
DCR Mortgage A	1.40	1.39	1.39	1.39	1.38	1.37	1.37	1.36	1.35	1.33
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.40	1.39	1.39	1.39	1.38	1.37	1.37	1.36	1.35	1.33
Oper Exp Coverage Ratio	1.42	1.41	1.40	1.39	1.37	1.36	1.35	1.34	1.32	1.31
Mortgage A Balance	2,081,990	2,063,106	2,043,305	2,022,543	2,000,773	1,977,946	1,954,011	1,928,914	1,902,598	1,875,005
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-005 Jasmine Gardens, Brunswick, Glynn County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.91%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	707,407	721,555	735,986	750,706	765,720	781,034	796,655	812,588	828,840	845,417
Ancillary Income	14,148	14,431	14,720	15,014	15,314	15,621	15,933	16,252	16,577	16,908
Vacancy	(50,509)	(51,519)	(52,549)	(53,600)	(54,672)	(55,766)	(56,881)	(58,019)	(59,179)	(60,363)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(455,643)	(469,312)	(483,391)	(497,893)	(512,830)	(528,215)	(544,061)	(560,383)	(577,195)	(594,510)
Property Mgmt	(33,552)	(34,223)	(34,908)	(35,606)	(36,318)	(37,044)	(37,785)	(38,541)	(39,312)	(40,098)
Reserves	(26,878)	(27,685)	(28,515)	(29,371)	(30,252)	(31,159)	(32,094)	(33,057)	(34,049)	(35,070)
NOI	154,973	153,247	151,342	149,250	146,962	144,471	141,767	138,840	135,682	132,284
Mortgage A	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	32,602	30,876	28,971	26,879	24,591	22,100	19,396	16,469	13,311	9,913
DCR Mortgage A	1.32	1.31	1.29	1.27	1.25	1.23	1.21	1.18	1.16	1.13
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.32	1.31	1.29	1.27	1.25	1.23	1.21	1.18	1.16	1.13
Oper Exp Coverage Ratio	1.30	1.29	1.28	1.27	1.25	1.24	1.23	1.22	1.21	1.20
Mortgage A Balance	1,846,073	1,815,735	1,783,925	1,750,571	1,715,597	1,678,925	1,640,473	1,600,154	1,557,878	1,513,550
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-005 Jasmine Gardens, Brunswick, Glynn County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.91%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	862,325	879,571	897,163	915,106	933,408	952,076	971,118	990,540	1,010,351	1,030,558
Ancillary Income	17,246	17,591	17,943	18,302	18,668	19,042	19,422	19,811	20,207	20,611
Vacancy	(61,570)	(62,801)	(64,057)	(65,339)	(66,645)	(67,978)	(69,338)	(70,725)	(72,139)	(73,582)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(612,346)	(630,716)	(649,638)	(669,127)	(689,201)	(709,877)	(731,173)	(753,108)	(775,701)	(798,972)
Property Mgmt	(40,900)	(41,718)	(42,552)	(43,403)	(44,272)	(45,157)	(46,060)	(46,981)	(47,921)	(48,879)
Reserves	(36,122)	(37,206)	(38,322)	(39,472)	(40,656)	(41,876)	(43,132)	(44,426)	(45,759)	(47,131)
NOI	128,634	124,721	120,537	116,068	111,303	106,231	100,838	95,112	89,038	82,605
Mortgage A	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	6,263	2,351	(1,834)	(6,303)	(11,068)	(16,140)	(21,533)	(27,259)	(33,333)	(39,766)
DCR Mortgage A	1.10	1.06	1.03	0.99	0.95	0.91	0.86	0.81	0.76	0.70
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.10	1.06	1.03	0.99	0.95	0.91	0.86	0.81	0.76	0.70
Oper Exp Coverage Ratio	1.19	1.18	1.17	1.15	1.14	1.13	1.12	1.11	1.10	1.09
Mortgage A Balance	1,467,069	1,418,332	1,367,229	1,313,644	1,257,459	1,198,545	1,136,772	1,072,000	1,004,083	932,868
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-005 Jasmine Gardens, Brunswick, Glynn County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.91%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,051,169	1,072,193	1,093,637	1,115,509	1,137,820
Ancillary Income	21,023	21,444	21,873	22,310	22,756
Vacancy	(75,053)	(76,555)	(78,086)	(79,647)	(81,240)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(822,941)	(847,630)	(873,059)	(899,250)	(926,228)
Property Mgmt	(49,857)	(50,854)	(51,871)	(52,909)	(53,967)
Reserves	(48,545)	(50,002)	(51,502)	(53,047)	(54,638)
NOI	75,796	68,597	60,992	52,966	44,503
Mortgage A	(117,371)	(117,371)	(117,371)	(117,371)	(117,371)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(46,575)	(53,774)	(61,379)	(69,405)	(77,868)
DCR Mortgage A	0.65	0.58	0.52	0.45	0.38
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.65	0.58	0.52	0.45	0.38
Oper Exp Coverage Ratio	1.08	1.07	1.06	1.05	1.04
Mortgage A Balance	858,197	779,900	697,803	611,719	521,457
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-005 Jasmine Gardens, Brunswick, Glynn County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	<input type="text" value="7.00%"/>
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-0.91%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="5.00%"/>
Expense Growth Rate (3.00%)	<input type="text" value="No"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value=""/>
Percent of Effective Gross Income	<input type="text" value="Yes"/>	--> If Yes, indicate actual percentage:	<input type="text" value="5.000%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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

All Commitments Provided are valid and current as of the submission of this application and do not require any further consideration.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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	Ndr Units	Unit Cost Limit total by Unit Type		Ndr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	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	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	0	144,909 x 0 units = 0	0	159,399 x 0 units = 0	0
2 BR	2	0	176,506 x 0 units = 0	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	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	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	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	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	8	133,769 x 8 units = 1,070,152	0	147,145 x 0 units = 0	0
2 BR	2	48	171,988 x 48 units = 8,255,424	0	189,186 x 0 units = 0	0
3 BR	3	24	229,318 x 24 units = 5,503,632	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>80</i>	<i>80</i>	<i>14,829,208</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	80		14,829,208	0	0	0

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:
13,579,705

Cost Waiver Amount:

Historic Preservation Pts
0

Community Transp Opt Pts
2

Project Cost Limit (PCL)
14,829,208

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

Threshold Justification per Applicant *This project is below the TDC limits. These are 3 story walk ups, with no elevators as they are family tenancy.* **DCA's Comments:**

3 TENANCY CHARACTERISTICS

This project is designated as: **Family**

Pass?

Threshold Justification per Applicant *This project will serve the Family demographic.* **DCA's Comments:**

4 REQUIRED SERVICES

Pass?

A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. **Does Applicant agree?** **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: **Pot Luck Dinners and Movie Nights**
- 2) On-site enrichment classes Specify: **Budgeting and Computer tutoring classes will be provided**
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

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

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

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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.

Applicant will be providing 2 basic services from 2 Categories, as such the Threshold requirement is met.

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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.

Pass?	
A. Novogradac	
B. 1 to 3 months	
C. 97.60%	
D. 7.50%	

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

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

Threshold Justification per Applicant

Applicant meets the required absorption rates as well as capture rates. The market shows a strong need for this project as shown by an absorption period of only 3 months.

DCA's Comments:

6 APPRAISALS

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?
If an appraisal is included, indicate Appraiser's Name and answer the following questions:
 - 1) Does it provide a land value?
 - 2) Does it provide a value for the improvements?
 - 3) Does the appraisal conform to USPAP standards?
 - 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?
- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?
- D. Has the property been:
 - 1) Rezoned?
 - 2) Subdivided?
 - 3) Modified?

Appraiser's Name:

Pass?	
A. No	
B. No	
1) No	
2) No	
3) No	
4) No	
C. No	
D. No	
1) No	
2) No	
3) No	

Threshold Justification per Applicant

There is no IOI between the buyer and seller, as such this item is not applicable.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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?

A.	Geotechnical & Enviromental Consultants, Inc.	
B.	No	
C.	Yes	
1)	Geotechnical & Enviromental Consultants, Inc.	
2)	<65	

GEC found no major contributors to noise at the subject site. There are no major roadways within 1000 feet, no railroads within 3000 feet, no civil airports within 5 miles and no Military Airports within 5 miles

- D. Is the subject property located in a:

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

D.		
1)	No	
2)	Yes	
a)	6.800%	
b)	No	
c)	Yes	
3)	Yes	
a)	5.300%	
b)	No	
c)	Yes	
4)	No	

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

- 1) Lead-based paint?

No	
-----------	--
- 2) Noise?

No	
-----------	--
- 3) Water leaks?

No	
-----------	--
- 4) Lead in water?

No	
-----------	--
- 5) Endangered species?

No	
-----------	--
- 6) Historic designation?

No	
-----------	--
- 7) Vapor intrusion?

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

No	
-----------	--
- 12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

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

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?

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

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

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

- H. The Census Tract for the property is characterized as [Choose either *Minority concentration* (50% or more minority), *Racially mixed* (25% - 49% minority), or *Non-minority* (less than 25% minority)]:

H.	Non-minority	<<Select>>
----	---------------------	-------------------------------

- I. List all contiguous Census Tracts:

I.		
----	--	--

- J. Is Contract Addendum included in Application?

J.		
----	--	--

Threshold Justification per Applicant

Items F thru J are not applicable as this project has no HOME Funds. Clarification letter for Flood Plain and Wetlands is provided as item 071201JGWetFloodClariLetter

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

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

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

Threshold Justification per Applicant

Site Control is established through 5/31/2018

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. No	
C. No	
D. No	

Threshold Justification per Applicant

Site Access is available through S Port Parkway, which is a paved road in Glynn County. Maps and pictures are provided.

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) No	
D. Yes	
E. Yes	

Threshold Justification per Applicant

Site is compliant with all zoning requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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:
Threshold Justification per Applicant

- 1) Gas
- 2) Electric

NA
Georgia Power

Pass?

- 1) No
- 2) Yes

This property will not offer Gas Service, Letter for Electric is provided.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

Pass?

- A1) No
- 2) No

B. Check all that are available to the site and enter provider name:

- 1) Public water
- 2) Public sewer

JWSC
JWSC

- B1) Yes
- 2) Yes

Threshold Justification per Applicant

Please note, Glynn county does not have storm water infrastructure. A Letter from the civil engineer is provided confirming such as item 120102JGStormWtr

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

- Yes
- Agree

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

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

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

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Fitness Center		
2) Computer Room		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approved?
3)		
4)		

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

- 1) HVAC systems
- 2) Energy Star refrigerators
- 3) Energy Star dishwashers (not required in senior USDA or HUD properties)
- 4) Stoves
- 5) Microwave ovens
- 6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR
b. Electronically controlled solid cover plates over stove top burners

- C. Agree
- 1) Yes
- 2) Yes
- 3) Yes
- 4) Yes
- 5) Yes
- 6a) Yes
- 6b) No

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

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

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

Threshold Justification per Applicant

Applicant provides the required amenities . Applicant will also provide washer dryer hookups in all the units.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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?**

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

Pass?

Threshold Justification per Applicant

This Section is not applicable as this is a New Construction Project

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

A.	Yes		
B.	Yes		
C.	Yes		
D.	Yes		

Threshold Justification per Applicant

CSP has been provided and is compliant with all 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?

A.	Agree		
B.	Agree		

Threshold Justification per Applicant

Applicant will meet and exceed required standards.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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	4	4	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?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team
 The DCA qualified consultant will perform the following:

Name of Accessibility Consultant	Zeffert and 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

The applicant will ensure that the site is fully ADA compliant.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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)

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

This project is not seeking qualification under the non-profit set-aside; as such this section is not applicable.

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: D.

Pass?

Threshold Justification per Applicant

This project is not seeking qualification under the CHDO set-aside; as such this section is not applicable.

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?

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

Threshold Justification per Applicant

This section is not applicable as the applicant does not have any of the characteristics described in 23 A-D

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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)

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)	No	
3)	No	
C.	No	

- 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 site is currently wooded land with no structures, as such no tenants will be displaced. This section is Not Applicable.

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 will prepare and submit an AFFH marketing plan upon receipt of a LITHC Allocation.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

This project will provide an excellent source of new housing while significantly exceeding the minimum leveraging required. Allowing the developer to build 80 units in an area of great need.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
92	60	20
TOTALS: 10	10	10
A.	0	0
	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.

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

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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.

TOTALS:	Score Value	Self Score	DCA Score
	92	60	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **80**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
0	
16	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.00%	0.00%

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

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%
3	0

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

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

Complete this section using results from completed current

B. Bonus Desirable

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

completed form in both Excel and signed PDF, where indicated in Tabs Checklist..

Scoring Justification per Applicant

13	12	0
12	11	
1	1	
various	0	

The applicant has verified all desirable activities and provided the appropriate maps. There are more than the minimum 3 desirable activities within 1 mile of the project site for the bonus point, one of which is a grocery store.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

6	2	0
	Applicant Agrees?	DCA Agrees?
	N/a	
	Yes	
	N/a	
	N/a	
	Yes	

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	60 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 service provided is an on call service, a letter confirming the project site is served by the Coastal Regional Commission is provided as exhibit 270203JGTransinfo

DCA's Comments:

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

Coastal Regional Commission of Georgia	912-437-0800
This is an On-Call Service - http://www.crc.ga.gov/departments/trans/trans.html	
This is an On-Call Service - http://www.crc.ga.gov/departments/trans/trans.html	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

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

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

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

Yes/No	Yes/No
N/a	

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

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

Competitive Pool chosen:

Earth Craft House Multifamily

Rural

3	2	0
---	---	---

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

Date of Course	3/3/17	Michael Sherard	<<Enter Participant's Company Name here>>	Yes	
Date of Course		<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>		

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

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

Date of Audit	NA	Date of Report	NA
---------------	----	----------------	----

Yes	
N/a	

A. Sustainable Communities Certification

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

1. EarthCraft Communities

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

NA

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:

NA

2	A.	Yes/No	Yes/No
		Yes	

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	60 20

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

NA	NA
----	----

Commitments for Building Certification:

- Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
- Project will meet program threshold requirements for Building Sustainability?
- 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.	Yes	
----	-----	--

C. Exceptional Sustainable Building Certification

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

3 C. Yes/No Yes/No

1.	N/a	
----	-----	--

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

1 D. 1 0

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

1.	Yes	
2.	No	
3.	No	

Scoring Justification per Applicant

The applicant will follow the Earth Craft Multifamily certification. The applicant has also engaged an energy modeler and their prelim plans have been vetted to exceed the Energy Star Target index by atleast 15%. As such the applicant should receive 2 points in this section.

DCA's Comments:

7. STABLE COMMUNITIES

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

7 **3 0**

A Census Tract Demographics

3 **2**

& Competitive Pool chosen: **Rural**

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/):

Yes	
-----	--

2. Less than **10%** below Poverty level (see Income) Actual Percent **9.94%**

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

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report **N/a**

(www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

C. Georgia Department of Public Health Stable Communities

2 **1 0**

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: **C2** **<Select>**

D. Mixed-Income Developments in Stable Communities Market units: **0** Total Units: **80** Mkt Pct of Total: **0.00%**

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	60
	10	20
	0	0

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

--

A. Community Revitalization

2 A.

--	--

Yes/No Yes/No

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

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

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

i.)	
ii.)	

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

a)		
b)	<<Select Event 1 type>>	<<Select Event 2 type>>
c)	<<Select Entity 1 type>>	<<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 - 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- Project is in a QCT? **No** Census Tract Number: **10** Eligible Basis Adjustment: **<<Select>>**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	60	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			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? Enter page nbr(s) here

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

iii. CQB Name			Website		
Contact Name		Direct Line	Email		

2. Quality Transformation Plan

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

4

2.

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

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

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

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS: 92	60	20

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

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS: 92	60	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund Amount / Balance **Family** Score 4 Self Score DCA Score

Source	<input type="text"/>	Bank Name	<input type="text"/>
Contact	<input type="text"/>	Account Name	<input type="text"/>
Email	<input type="text"/>	Bank Website	<input type="text"/>
Bank Contact	<input type="text"/>	Contact Email	<input type="text"/>

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

Description of Use of Funds

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

2. Long-term Ground Lease Score 1 Self Score DCA Score

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

3. Third-Party Capital Investment Competitive Pool chosen: **Rural** Score 2 Self Score DCA Score

Unrelated Third-Party Name	<input type="text"/>
Unrelated Third-Party Type	<Select unrelated 3rd party type>
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	<input type="text"/>
Distance from proposed project site in miles, rounded up to the next tenth of a mile	<input type="text"/> miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:	<input type="text"/>	Total Development Costs (TDC):	<input type="text"/>
	0.0000%		13,579,705

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	20
	60	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

The applicant is claiming more than 2 points in stable communities, as such this section is Not Applicable.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

2	0
---	---

A. Phased Developments

Competitive Pool chosen:

Rural

Phased Development?

No

0

3

A.	0	
----	---	--

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

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

Number:

--

Name

--

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

Number:

--

Name

--

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

2.	N/a	
3.	N/a	
4.	N/a	

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

B.	0	0
----	---	---

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

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

3
2

1.	0	
2.	0	

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.	2	0
----	---	---

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

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

(additional point)

3
1
2

1.	0	
2.	0	
3.	2	

Scoring Justification per Applicant

There were no projects within the local government boundary in the last 4 project cycles (2013,2014,2015,2016); as such this project should receive 2 points in this section.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	60
	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

There are currently no vacancies at LIHTC properties in the PMA, further all properties have a significant waiting list for units. As such the applicant should receive 2 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	
	N/a	

12. EXCEPTIONAL NON-PROFIT

0

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

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2	2	
Unit Total	80	

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	Blue Ferry M LLC	0.0100%	Shawn Wilson	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Blue Sky Georgia Developer LLC	0.0000%	Shawn Wilson
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	Raymond James Tax Credit Funds, I	98.9900%	Sean Jones	Developmt Consult	0	0.0000%	0
State LP	Raymond James Tax Credit Funds, I	1.0000%	Sean Jones				

Scoring Justification per Applicant

DCA's Comments:

The Project has 80 units and is in the rural pool, as such it should receive 2 points in this section.

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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.

TOTALS:	Score Value	Self Score	DCA Score
	92	60	20

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

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: **Brunswick** County: **Glynn** QCT? **No** Census Tract #: **10**

Scoring Justification per Applicant

DCA's Comments:

	Score Value	Self Score	DCA Score
	2	0	0
	1	0	
A.	Yes/No	Yes/No	
1.	N/a		
2.	N/a		
3.	N/a		
4.	N/a		
5.	N/a		
B.		0	
		No	

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	2,100,000
Total	2,100,000

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

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

13,579,705	0.0000%
15.4643%	

Rural Pool applicants that have atleast 10% of their TDC through a D4 qualify for these points. This application goes a step further has leverage for 15% of its TDC, as such it should receive 4 points in this section.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	60	20

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

8
80
8
8

3	2	0
A.	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%

3	0	0
B.	0	0
1.	Disagree	
2.	Disagree	

Scoring Justification per Applicant

The applicant will accept Section 811 tenants. As such they should receive 2 points in this sections.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

Historic Credit Equity:
Historic adaptive reuse units:
Total Units
% of Total

0
0
80
0.00%

2	0	0
A.	0	

This project is not seeking points under the Historic Preservation Category

B. Historic

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

Nbr Historic units:
Total Units
% of Total

0
80
0.00%

1	0	
B.	0	

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	60	20

DCA's Comments:

--

19. HEALTHY HOUSING INITIATIVES	<i>(choose A or B or C)</i>	3	3	0
--	-----------------------------	----------	----------	----------

Pre-requisites:

Agree or Y/N Agree or Y/N

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

Agree	
Yes	
Yes	
Yes	
Agree	

The Glynn County Community Health Needs Assessment showed high rates of obesity and blood pressure among their residents. The use of tobacco products was also identified as a being higher than the national average.

The County Health Rankings & Reports showed that teen pregnancies, and tobacco use are higher than the national averages.

The CDC CHSI website also showed issues with teen pregnancies, and HIV infection rates.

The applicant has a Letter of Intent with the Glynn County Department of Health to provide onsite screenings for cholesterol, high blood pressure, HIV, and diabetes. Further they will hold monthly classes onsite for smoking cessation and teen pregnancy prevention classes. The DPH currently offers these classes at their own sites.

A. Preventive Health Screening/Wellness Program for Residents	3	3	0
--	----------	----------	----------

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

a) Agree	
b) Yes	
c) Yes	

2. Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Obesity, Cholesterol, Diabetes, HIV and High Blood Pressure Testing	Monthly	0
b) Smoking Cessation and Teen Pregnancy Classes	Monthly	0
c) na		
d) na		

B. Healthy Eating Initiative	2	0	0
-------------------------------------	----------	----------	----------

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

1. The community garden and edible landscape will:
 - a) Emphasize the importance of local, seasonal, and healthy food?
 - b) Have a minimum planting area of at least 400 square feet?
 - c) Provide a water source nearby for watering the garden?
 - d) Be surrounded on all sides with fence of weatherproof construction?
 - e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?

a)	
b)	
c)	
d)	
e)	

2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

2.	
----	--

Description of Monthly Healthy Eating Programs	Description of Related Event
a)	
b)	

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
TOTALS:	92	60	20

c)

d)

C. Healthy Activity Initiative

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

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

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

Scoring Justification per Applicant

The applicant has provided a letter of intent with the Glynn County Department of Health to provide the described services. The health data shows these services are needed for the target population and should help increase the health outcomes for the residents of the project. As such the applicant should receive 3 points in this section.

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?

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy:

If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

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	Satilla Marsh Elementary	KG-5	No	86.60	82.30	85.80	80.40	83.78	Yes
b) Middle/Junior High	Risley Middle School	6-8	No	79.10	78.90	82.30	82.90	80.80	Yes
c) High	Glynn Academy High School	9-12	No	80.50	77.30	84.10	81.30	80.80	Yes
d) Primary/Elementary	Satilla Marsh Elementary	KG-5	No						
e) Middle/Junior High	Risley Middle School	6-8	No						
f) High	Glynn Academy High School	9-12	No						

Scoring Justification per Applicant

The schools service the Project site are all high performing schools for either of the 3 year windows given in the QAP, further none of the schools have a single score that dips below the state average in any school year. The combination of the high performing schools and the proposed innovative concept will help promote superior educational outcomes for the residents of this project

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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	60 20
	2	0 0
	2	
	2	

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			647	
Min Exceeded by:	0.00%	0.00%	-89.22%	0.00%

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:	6,000	
Total Nbr of Jobs w/in the 2-mile radius: Threshold not met!	647	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:	284	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:	43.89%	0.00%

Project City	Brunswick
Project County	Glynn
HUD SA	Brunswick
MSA / Non-MSA	MSA
Urban or Rural	Rural

Scoring Justification per Applicant

This project is not seeking points under this section.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

- Base Score
- Deductions
- Additions

10	10 10
	10 10
	0
	0

Scoring Justification per Applicant

There should be no deductions for compliance issues for this project.

DCA's Comments:

TOTAL POSSIBLE SCORE 92 **60 20**

EXCEPTIONAL NONPROFIT POINTS 0

INNOVATIVE PROJECT CONCEPT POINTS 0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS 20

PART NINE - SCORING CRITERIA - 2017-005 Jasmine Gardens, Brunswick, Glynn 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
-----------------------	----------------------

TOTALS:

92

60	20
-----------	-----------

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.

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

Jasmine Gardens
Brunswick, Glynn County

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

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

Jasmine Gardens
Brunswick, Glynn County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Jasmine Gardens

Brunswick, Glynn County

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

Scoring Section 16 - Innovative Project Concept Narrative

Jasmine Gardens
Brunswick, Glynn County

The Owners of the project will collaborate with the local chapter of two national non-profits. The Boys and Girls Club of Southeastern Georgia ("BGC") and Communities in Schools of Glynn County ("CIS"). The applicant has identified a barrier to quality educational outcomes for low income families in the form of the summer learning gap. Extensive research shows the summer learning loss disproportionately affects low-income students. (RAND)

Research done by the RAND organization and The Wallace Foundation, shows that summer learning programs have the potential to help children and youth improve their academic outcomes. During summer vacation, many students lose knowledge and skills, on average students are one month behind where they left off. This loss is even greater for low-income students. This summer learning loss is disproportionate and cumulative, leading to the creation of an achievement gap for low-income students. Students who attend summer programs have better outcomes than similar peers who do not attend these programs. Cost and access to such programs are the main barriers for low-income families. (Rand iii – xvi; exhibit 370401JGRANDWhitepaper)

The applicant proposes to overcome these barriers by providing a unique and replicable concept. The project will provide an adequate space in the community building for two classrooms for at least 30 students. BGC will provide after school care, homework assistance and summer care onsite at a reduced rate of 25 dollars per week during the school year and 45 dollars a week during the summer (normally \$30 and \$50 respectively). By leveraging existing funding, that BGC receives with further reduced cost care on-site at the project location the cost and access barriers are mitigated.

The summer camp will further be supplemented by CIS. CIS currently works with the Glynn County school board as well as the Brunswick Housing Authority ("BHA"). They provide case coordinators to high risk students by bringing behavioral and academic resources from the community to the students. The students' progress will be monitored throughout the school year in the areas of grade promotion, grades, school attendance and behavior. CIS's work with the BHA has helped push the graduation rate from 52% to 83% at BHA's housing projects.

CIS's experienced staff will provide tailored tutoring and academic assistance in the form of summer learning classes during the summer camp. Reading and Math classes will be prioritized and individual learning plans will be created based on CIS's work with the school system. In this scenario, the students would be receiving year round support, both on the school site and during the summer months.

We believe that by working with existing non-profits who are entrenched in the community and with the school system, significant gains can be made to the educational outcomes for these students. Further, as these are national non-profits present in many communities this pilot program can be replicated in other properties.

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]