

Project Narrative
The Villas at Town Center
Centerville, Houston County

The Villas at Town Center proposal is a collaborative effort between Vantage Development, LLC and the City of Centerville. The Villas is to be located on a +/-8-acre site inside the city limits of Centerville in Houston County, Georgia. The proposed development site is bordered by well-maintained single-family residences and located conveniently close to numerous amenities. Most notably, it is in Centerville's planned redevelopment area, Centerville Town Center.

The Centerville Town Center is a Master Planned area in the heart of the City that will provide a civic gathering place to represent the identity of the community. The strategic plan for the Town Center results from the culmination of many months of public input and commitment from both the community and the government officials. Upon completion, the Centerville Town Center will feature a passive, family oriented park design with core features being a playground, splash pad and restrooms to support the other uses. Other attractions will include: open lawns that provide flexible space for daily use and community gathering, an amphitheater for special events, and multi-use pedestrian and bike trails that will connect spaces in the park to the surrounding area.

Excitingly, The Villas will be within walking distance to all the amenities in Town Center. Furthermore, the development site is within walking distance to current amenities such as churches, banks, libraries, pharmacies, public transportation and the Centerville Galleria. The walking routes to all listed amenities are via sidewalk.

The Villas, a 60-unit townhome development, will work in concert with the Master Plan to serve as a catalyst to the area's upcoming economic development. As a result, our future tenants are expected to experience great benefits from the neighboring initiatives. If awarded, The Villas at Town Center would meet a great demand in the area, as it would be the first LIHTC development built within the city limits of Centerville.

The Villas at Town Center plans to feature 5 one-bedroom units, 37 two-bedroom units and 18 four-bedroom units. The development will be designed to meet state and federal accessibility and fair housing requirements. Five percent (5%) of the units will be designed for mobility impaired individuals and two percent (2%) of the units will be designed for individuals with sensory impairments. The one, two, and three bedroom units are spacious and designed for optimal living.

Unit amenities will include mini-blinds, washer/dryer connections, patios, and full kitchens with an energy efficient refrigerator, dishwasher, and stove. All units will have built-in fire sprinkler systems. Site amenities will include a covered picnic area with BBQ grills and an outdoor playground. The development also plans to feature a community building that will include a management and leasing office along with a community laundry facility. The community building, with all its resources, will make a great venue for the social and recreational programs hosted by the management team and staff. Additional amenities will be chosen to meet DCA design and scoring standards, as appropriate.

Additionally, the community building will provide an exclusive-use office for the Houston County Health Department to confidentially assist residents with health and wellness concerns. Some of the services the Health Department will provide are blood pressure checks, biometric measurements, women's health exams, STD testing, hypertension and diabetes monitoring, birth control provision, CPR and First Aid classes, safe home education classes, etc. The Health Department will continually monitor the requests of the residents to ensure that beneficial information, testing and monitoring are meeting the needs of the residents.

The Villas and Vantage development are excited to be a participant in the EarthCraft Communities program. South Face of Atlanta was engaged to conduct a EarthCraft Communities Certification "ECC" site review during which it was determined that the proposed Villas site was a great candidate for the ECC program. Per Southface, the site has the ability to achieve ECC thus provided Vantage with a Memorandum of Participation. The development has been designed to incorporate several energy efficient features with the goal of significantly improving the long-term viability of the deal as well as reducing the tenants' utility expense. These upgrades will also significantly reduce the development's environmental impact. These features may include, but are not necessarily limited to: R-38 attic insulation, low flow plumbing fixtures, Energy Star appliances, Energy Star light fixtures, energy heel trusses, R-15 Fiberglass insulation at exterior walls and 30-year architectural shingles.

The development, construction and management of The Villas at Town Center will be performed by Vantage Development, LLC, Fyffe Construction Company, Inc. and Vantage Management, LLC, respectively, all companies are owned by Lowell R. Barron, II. By offering high-demand amenities, engaging activities, and affordable rents, The Villas will meet a critical need for the Centerville and Houston County locale.

PART ONE - PROJECT INFORMATION - 2017-009 The Villas at Town Center , Centerville, Houston 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:
2017-009

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 655,774	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-023 No

Was this project previously submitted to the Ga Department of Community Affairs? 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	Lowell R. Barron II		Title	President	
Address	1544 S. Main St.		Direct Line	(256) 997-6659	
City	Fyffe		Fax	(256) 623-3944	
State	AL	Zip+4	35971-3484	Cellular	(256) 997-6659
Office Phone	(256) 417-4920	Ext.	295	E-mail	lbarron@thevantagegroup.biz

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

IV. PROJECT LOCATION

Project Name	The Villas at Town Center		Phased Project?	No	
Site Street Address (if known)	Parcels 0C002A-043000 & 0C0230-127000		DCA Project Nbr of previous phase:	N/A	
Nearest Physical Street Address *	450 N. Houston Lake Blvd		Scattered Site?	No	
Site Geo Coordinates (##.#####)	Latitude: 32.625299	Longitude: -83.689764	Acreage	8.8500	
City	Centerville	9-digit Zip**	31028-8552	Census Tract Number	201.09
Site is predominantly located:	Within City Limits	County	Houston	QCT?	No
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban
	Congressional	State Senate	State House	HUD SA:	MSA
	8	18	147	Warner Robins	

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

Political Jurisdiction

Name of Chief Elected Official: John R. Harley Title: Mayor

Address: 300 E. Church Street

Zip+4: 31028-1043 Phone: (478) 953-4734

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

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

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

Website: www.centervillega.org

City: Centerville

Email: cityclerk@centerville.mgacoxmail.com

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	60	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 - 2017-009 The Villas at Town Center , Centerville, Houston County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	48	0
Number of 50% Units	12	0
Number of 60% Units	36	0
Number of Unrestricted (Market) Units	12	
Total Residential Units	60	
Common Space Units	0	
Total Units	60	

D. Unit Area

Total Low Income Residential Unit Square Footage	58,522
Total Unrestricted (Market) Residential Unit Square Footage	15,196
Total Residential Unit Square Footage	73,718
Total Common Space Unit Square Footage	0
Total Square Footage from Units	73,718

E. Buildings

Number of Residential Buildings	9
Number of Non-Residential Buildings	1
Total Number of Buildings	10

Total Common Area Square Footage from Nonresidential areas	1,880
Total Square Footage	75,598

F. Total Residential Parking Spaces

135

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

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

B. Mobility Impaired

Nbr of Units Equipped:	3
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Roll-In Showers	Nbr of Units Equipped:	2
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C. Sight / Hearing Impaired

Nbr of Units Equipped:	2
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% of Total Units	5.0%	Required:	5%
% of Units for the Mobility-Impaired	66.7%	Required:	40%
% of Total Units	3.3%	Required:	2%

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Flexible

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-009 The Villas at Town Center , Centerville, Houston 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 The Villas at Town Center LP	The Villas at Town Center	Direct	7 The Vantage Group, LLC	Phoenix Landing	Indirect
2 Vantage Partners 2017 GA, LLC	The Villas at Town Center	Direct	8 Barron Group, Inc.	Phoenix Landing	Indirect
3 The Vantage Group, LLC	The Villas at Town Center	Indirect	9 Lowell R. Barron II	Phoenix Landing	Both
4 Barron Group, Inc.	The Villas at Town Center	Indirect	10		
5 Lowell R. Barron II	The Villas at Town Center	Both	11		
6 Vantage Partners 2016 Phoenix, LLC	Phoenix Landing	Direct	12		

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

Project Participant	Name of Project	Project Participant	Name of Project
1 Vantage Partners 2016 Phoenix, LLC	Phoenix Landing	7	
2 The Vantage Group, LLC	Phoenix Landing	8	
3 Barron Group, Inc.	Phoenix Landing	9	
4 Vantage Development, LLC	Phoenix Landing	10	
5 Lowell R. Barron, II	Phoenix Landing	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 - 2017-009 The Villas at Town Center , Centerville, Houston 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?	Yes	If yes, expiration year:	2044	Nbr yrs to forgo cancellation option:	5

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? No

If Yes ----->:	Total <i>Existing</i> Units	
	Number Occupied	
	% Existing Occupied	

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

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	December 31, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>Owner commits to the extension of the cancellation option for 5 years. We expect the placed in service date to be on or before 12/31/2019. Regardless of the actual placed in service date, the owner will extend for the 5 year period.</p> <p>The project team for The Villas at Town Center received a pre-determination from DCA as "Qualified," there have not been changes to the project team since the pre-application was submitted.</p> <p>Villas and Vantage development are excited to be a participant in the EarthCraft Communities program. South Face of Atlanta was engaged to conduct a EarthCraft Communities Certification "ECC" site review during which it was determined that the proposed Villas site was a great candidate for the ECC program. The executed memorandum is included in Tab 29.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-009 The Villas at Town Center , Centerville, Houston County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

The Villas at Town Center, LP				Name of Principal	Lowell R. Barron II
1544 S. Main Street				Title of Principal	President of GP
Fyffe		Fed Tax ID:		Direct line	(256) 997-6659
AL	Zip+4	35971-3484	Org Type:	For Profit	Cellular
(256) 417-4920	295		E-mail	lbarron@thevantagegroup.biz	

* 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.

Vantage Partners 2017 GA, LLC				Name of Principal	Lowell R. Barron II
1544 S. Main Street				Title of Principal	President
Fyffe		Website	N/A	Direct line	(256) 997-6659
AL	Zip+4	35971-3484		Cellular	(256) 997-6659
(256) 417-4920	295		E-mail	lbarron@thevantagegroup.biz	

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.

To Be Determined - Regions Bank				Name of Principal	Reed Dolihite
1900 5th Avenue North, 15th Floor				Title of Principal	Vice President
Birmingham		Website	www.regions.com	Direct line	(205) 264-4017
AL	Zip+4	35203-2610		Cellular	(205) 306-3451
(205) 264-4017			E-mail	reed.dolihite@regions.com	

b. State Limited Partner

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

To Be Determined-Sugar Creek Capital				Name of Principal	Chris Hite
17 W. Lockwood Avenue				Title of Principal	Principal
St. Louis		Website	www.sugarcreekkapital.com	Direct line	(314) 968-2205
MO	Zip+4	63119-2931		Cellular	(314) 482-1700
(314) 968-2205	158		E-mail	chite@sugarcreekkapital.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 - 2017-009 The Villas at Town Center , Centerville, Houston County

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II. DEVELOPER(S)

A. DEVELOPER

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

Vantage Development, LLC				Name of Principal	Lowell R. Barron II
1544 S. Main Street				Title of Principal	President
Fyffe		Website	www.thevantagegroup.biz	Direct line	(256) 997-6659
AL		Zip+4	35971-3484	Cellular	(256) 997-6659
(256) 417-4920	224	E-mail	lbarron@thevantagegroup.biz		

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.

Fyffe Construction Company, Inc.				Name of Principal	Lowell R. Barron II
1544 S. Main Street				Title of Principal	President
Fyffe		Website	www.fyffeconstruction.com	Direct line	(256) 997-6659
AL		Zip+4	35971-3484	Cellular	(256) 997-6659
(256) 417-4922	295	E-mail	lbarron@thevantagegroup.biz		

C. MANAGEMENT COMPANY

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

Vantage Management, LLC				Name of Principal	Lowell R. Barron II
1544 S. Main Street				Title of Principal	President
Fyffe		Website	www.thevantagegroup.biz	Direct line	(256) 997-6659
AL		Zip+4	35971-3484	Cellular	(256) 997-6659
(256) 417-4921	208	E-mail	lbarron@thevantagegroup.biz		

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D. ATTORNEY	Balch & Bingham, LLP			Name of Principal	Matt Aiken
Office Street Address	1901 Sixth Avenue North			Title of Principal	Partner
City	Birmingham	Website	www.balch.com	Direct line	(205) 226-3425
State	AL	Zip+4	35203-4642	Cellular	(205) 335-8539
10-Digit Office Phone / Ext.	(205) 226-3425	E-mail	maiken@balch.com		

E. ACCOUNTANT	Cone & Smith, PC			Name of Principal	David Smith
Office Street Address	3421 Rainbow Parkway			Title of Principal	Principal, CPA
City	Rainbow City	Website	N/A	Direct line	(256) 413-3057
State	AL	Zip+4	35906-3206	Cellular	(256) 390-5972
10-Digit Office Phone / Ext.	(256) 413-3057	E-mail	dsmith@coneandsmith.com		

F. ARCHITECT	Wallace Architects, LLC			Name of Principal	Mike Kleffner
Office Street Address	3615 West Broadway, Suite B			Title of Principal	Architect
City	Sedalia	Website	www.wallacearchitects.com	Direct line	(660) 826-7000
State	MO	Zip+4	65301-2479	Cellular	(660) 281-7041
10-Digit Office Phone / Ext.	(660) 826-7000	E-mail	mikek@wallacearchitects.com		

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

A. LAND SELLER (If applicable)	Raymond A. Zirkle	Principal	N/A	10-Digit Phone / Ext.	4783970326
Office Street Address	101 Jonathan Fair			City	Centerville
State	GA	Zip+4	31028-8552	E-mail	butchzirkle@gmail.com

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	Vantage Development, LLC and Fyffe Construction Company, Inc. are both owned by Lowell R. Barron II
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	Lowell R. Barron II is the President of the Managing GP and the Principal of Fyffe Construction Company, Inc.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Vantage Management, LLC is also owned by Lowell R. Barron II

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-009 The Villas at Town Center , Centerville, Houston County

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

C. ADDITIONAL INFORMATION

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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The proposed site is comprised of two parcels. Contact information for the 7.81 acre parcel is listed in Section IV.A. above. Contact information for the seller of the 1.04 acre parcel is: K2M Properties, LLC, Kanu L. Dodia is the principal. The address is 500 Estates Way, Warner Robins, GA 31088; phone: 478-335-6117 and email: kdodia@gmail.com
Vantage Partners 2017 GA, LLC (General Partner), Vantage Development, LLC (Developer), Fyffe Construction Company, Inc. (General Contractor) and Vantage Management, LLC (Management Company) are all owned by Lowell R. Barron II.
DCA instructions prohibits the use of "N/A" in boxes; many of the above phone numbers do not have an extension so that box has been left blank as opposed to entering "N/A"

PART THREE - SOURCES OF FUNDS - 2017-009 The Villas at Town Center , Centerville, Houston County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	Yes	Other Type of Funding - HUD 221(d)(4)
	Other HOME - Source	Specify Other HOME Source here				Walker Dunlop / HUD

*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	TBD - Walker Dunlop / HUD 221d4	1,750,978	5.000%	24
Mortgage B	TBD - Regions Bank	6,304,443	5.500%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	TBD - Regions Bank	1,154,086		
State Housing Credit Equity	TBD - Sugar Creek	721,304		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		9,930,811		
Total Construction Period Costs from Development Budget:		9,019,137		
Surplus / (Shortage) of Construction funds to Construction costs:		911,674		

PART THREE - SOURCES OF FUNDS - 2017-009 The Villas at Town Center , Centerville, Houston 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)	HUD 221(d)4 / Walker Dunlop	1,750,978	5.000%	40	40	(102,540)	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee							

Total Cash Flow for Years 1 - 15: 650,263
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%
 Cash flow covers DDF P&I?

Federal Grant						
State, Local, or Private Grant						
Federal Housing Credit Equity	TBD - Regions Bank	5,712,526				
State Housing Credit Equity	TBD - Sugar Creek Capital (Incl. 1% Fed.)	3,665,046				
Historic Credit Equity						
Invstmt Earnings: T-E Bonds						
Invstmt Earnings: Taxable Bonds						
Income from Operations						
Other:						
Other:						
Other:						
Total Permanent Financing:		11,128,550				
Total Development Costs from Development Budget:		11,128,550				
Surplus/(Shortage) of Permanent funds to development costs:		0				

Equity Check	+ / -	TC Equity % of TDC
5,770,811	-58,285.19	51%
3,606,757	58,289.11	33%
		<u>84%</u>

*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

All commitments for the above listed financing are located in Tab 01: Feasibility.

Regions has provided a commitment for the Federal equity along with a bridge loan to fund the construction financing gap after the HUD 221(d)4 loan. Sugar Creek Capital has provided a commitment for the State equity. Please see the HUD Concept Meeting Approval Letter to Proceed to Application included as Exhibit A to the Walker Dunlop commitment.

The formula for the year one annual debt service has been overwritten to properly reflect the debt service that is being paid per the proforma. HUD charges MIP on top of the base rate, which is applied to the principal balance of the loan. The all in rate of 5.00% reflects a 4.65% interest rate along with a 0.35% MIP. As the principal balance declines, so does the dollar amount of MIP, and thus total annual debt service does not stay level. The HUD 221d4 debt service schedule is attached in Tab 1 Feasibility, behind

PART FOUR - USES OF FUNDS - 2017-009 The Villas at Town Center , Centerville, Houston 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				8,500	8,500				
Market Study				15,500	15,500				
Environmental Report(s)				14,400	14,400				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				12,000	12,000				
Zoning/Site Plan Fees				3,766	3,766				
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	64,166	64,166	-	-	
ACQUISITION					ACQUISITION				
Land				750,708					
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	750,708	-	-	-	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	153,759		1,360,770	1,360,770				
Site Construction (Off-site)									
				Subtotal	1,360,770	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				4,952,870	4,952,870				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				150,000	150,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	5,102,870	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		387,810	387,810				
Builder Overhead	6.000%	387,818	6.000%	129,270	129,270				
General Requirements*	2.000%	129,273	2.000%	387,810	387,810				
	6.000%	387,818	6.000%	904,890	904,890				
*See QAP: General Requirements policy	14.000%	904,910	Subtotal	904,890	904,890	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs	Average TCHC:			122,808.83 per Res'l unit	122,808.83 per unit	97.47 per total sq ft			
7,368,530.00				99.96 per Res'l unit SF	99.96 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	5.00%			368,420	368,420				

PART FOUR - USES OF FUNDS - 2017-009 The Villas at Town Center , Centerville, Houston 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	60,966	60,966			
Construction Loan Interest	221,244	221,244			
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees	12,000	12,000			
Construction Period Real Estate Tax	5,000	5,000			
Construction Insurance	32,500	32,500			
Title and Recording Fees	25,000	25,000			
Payment and Performance bonds	41,969	41,969			
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	423,679	423,679	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	90,000	90,000			
Architectural Fee - Supervision	9,000	9,000			
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)	63,000	53,000			
Accessibility Inspections and Plan Review	20,000	20,000			
Construction Materials Testing					
Engineering	45,000	45,000			
Real Estate Attorney	40,000	35,000			
Accounting	20,000	15,000			
As-Built Survey	8,000	8,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	295,000	275,000	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 135					
Building Permits	5,392	5,392			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	1,500	1,500			
Sewer Tap Fees waived? <input type="text" value="No"/>	1,200	1,200			
Subtotal	8,092	8,092	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	63,005				
Permanent Loan Legal Fees	45,000				
Title and Recording Fees	5,000				
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: Perm Insurance	13,900				
Subtotal	126,905				-

PART FOUR - USES OF FUNDS - 2017-009 The Villas at Town Center , Centerville, Houston 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				
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		1,000				
LIHTC Allocation Processing Fee	52,462	52,462				
LIHTC Compliance Monitoring Fee	48,000	48,000				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		-				
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	111,962				-
		EQUITY COSTS				
Partnership Organization Fees		2,500				
Tax Credit Legal Opinion		2,500				
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	5,000				-
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,302,960	1,302,960			
	Subtotal	1,302,960	1,302,960	-	-	-
		START-UP AND RESERVES				
Marketing		45,000				
Rent-Up Reserves	62,286	62,286				
Operating Deficit Reserve:	175,842	175,842				
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 333	20,000	20,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	303,128	20,000	-	-	-
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		11,128,550	9,830,847	-	-	-
Average TDC Per:	Unit:	185,475.83	Square Foot:	147.21		

PART FOUR - USES OF FUNDS - 2017-009 The Villas at Town Center , Centerville, Houston County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Eligible Basis Calculation

Total Basis	9,830,847	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	9,830,847	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: State Boost	130.00%		
Adjusted Eligible Basis	12,780,101	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	79.39%	79.39%	79.39%
Qualified Basis	10,145,651	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	913,109	0	0
Total Basis Method Tax Credit Calculation	913,109		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.

Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)

Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

Enter Final Federal and State Equity Factors (not including GP contribution)

Total Gap Method Tax Credit Calculation

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

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

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

11,169,241	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	
11,128,550					
1,750,978					
9,377,572					
/ 10					
937,757					
1.4300	=	Federal	0.8800	+	State
655,774					0.5500
655,774					
655,774					
655,774					

PART FOUR - USES OF FUNDS - 2017-009 The Villas at Town Center , Centerville, Houston County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction hard costs were provided to us by our General Contractor. They were derived by considering the specifics of the project site, its inherent characteristics, requirements of city zoning and building codes, amenities, DCA requirements and by evaluating similar projects with similar units and applying estimates for material and labor current costs.

Backup documentation for local fees is located in Tab 01: Feasibility. As stated in the email included from the City of Centerville, the City does not have an additional charge for "tap fees".

Included behind the Walker Dunlop commitment in Tab 01: Feasibility is a breakout chart for the fees associated with the 221d4 loan. As stated in the Walker Dunlop commitment, Financing and Placement Fees are 3.5% of the construction loan. Please note that \$63,005 as listed on the Perm Loan Fee line is 3.5% of the HUD construction loan of \$1,750,978.

PART FOUR (b) - OTHER COSTS - 2017-009 - The Villas at Town Center - Centerville - Houston, 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

Perm Insurance

1st year premium must be paid up-front and the development will not have funds from operations to cover the cost at that time thus it is included in the development budget.

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
<hr/>	

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-009 The Villas at Town Center , Centerville, Houston County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

DCA Northern Region Utility Allowance		
January 1, 2017	Structure	Townhome

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			5	6	9		
Cooking	Electric	X			7	9	12		
Hot Water	Electric	X			14	19	24		
Air Conditioning	Electric	X			8	10	12		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48	59		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	96	119	149	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

The owner has agreed to pay trash; therefore, it is not listed in the allowance schedule above. Additionally, the tenant does not supply the range/microwave or refrigerator; therefore, no allowance for those items is made. The tenant cost to run the appliances is included in "Cooking" and "Other".

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	5	37	18	0	60
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

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	0	27,504	18,084	0	45,588
0	4,460	5,687	2,787	0	12,934
0	4,460	33,191	20,871	0	58,522
0	0	9,168	6,028	0	15,196
0	4,460	42,359	26,899	0	73,718
0	0	0	0	0	0
0	4,460	42,359	26,899	0	73,718

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

8,773

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	25,500
Maintenance Salaries & Benefits	18,000
Support Services Salaries & Benefits	
Other: None	
Subtotal	43,500

On-Site Office Costs

Office Supplies & Postage	3,780
Telephone	1,800
Travel	960
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	1,020
Other (Training/Dues)	3,900
Subtotal	11,460

Maintenance Expenses

Contracted Repairs	4,200
General Repairs	1,200
Grounds Maintenance	5,580
Extermination	3,300
Maintenance Supplies	7,200
Elevator Maintenance	0
Redecorating	12,000
Other: None	
Subtotal	33,480

On-Site Security

Contracted Guard	
Electronic Alarm System	1,200
Subtotal	1,200

Professional Services

Legal	9,000
Accounting	4,800
Advertising	1,980
Other: None	0
Subtotal	15,780

Utilities (Avg\$/mth/unit)

Electricity	8	5,400
Natural Gas	0	0
Water&Swr	2	1,200
Trash Collection		5,400
Other (Cable/Internet)		1,740
Subtotal		13,740

Taxes and Insurance

Real Estate Taxes (Gross)*	91,116
Insurance**	13,900
Other: None	
Subtotal	105,016

Management Fee:

	24,967
447.44	Average per unit per year
37.29	Average per unit per month

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

TOTAL OPERATING EXPENSES **249,143**

Average per unit 4,152.38
 Total OE Required 240,000

Replacement Reserve (RR) **15,000**

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

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	60 units x \$250 =	15,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	60	15,000

TOTAL ANNUAL EXPENSES **264,143**

V. APPLICANT COMMENTS AND CLARIFICATIONS

Please note that the real estate taxes were estimated using the Houston County online Tax Estimator. The most recent online calculator for Houston County is dated 2015 on their website. The City of Centerville millage rate was selected and the construction cost were input as the "market value". Per our conversations with the Houston County Tax Assessors, this is the most accurate calculation we can use at this point.

The insurance expense is based off of a quote we received from our insurance provider on 4/7/17.

Both the insurance quote and the Houston County tax estimate have been included in Tab 1: Feasibility.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-009 The Villas at Town Center , Centerville, Houston 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)	9,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	438,660	447,433	456,382	465,510	474,820	484,316	494,002	503,882	513,960	524,239
Ancillary Income	8,773	8,949	9,128	9,310	9,496	9,686	9,880	10,078	10,279	10,485
Vacancy	(31,320)	(31,947)	(32,586)	(33,237)	(33,902)	(34,580)	(35,272)	(35,977)	(36,697)	(37,431)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(224,176)	(230,901)	(237,828)	(244,963)	(252,312)	(259,881)	(267,678)	(275,708)	(283,979)	(292,499)
Property Mgmt	(24,967)	(25,466)	(25,975)	(26,495)	(27,025)	(27,565)	(28,117)	(28,679)	(29,253)	(29,838)
Reserves	(15,000)	(15,450)	(15,914)	(16,391)	(16,883)	(17,389)	(17,911)	(18,448)	(19,002)	(19,572)
NOI	151,970	152,618	153,207	153,733	154,194	154,587	154,905	155,148	155,309	155,385
Mortgage A	(102,540)	(102,482)	(102,422)	(102,358)	(102,292)	(102,222)	(102,149)	(102,072)	(101,992)	(101,908)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)
Cash Flow	40,429	41,135	41,785	42,375	42,903	43,365	43,756	44,075	44,316	44,477
DCR Mortgage A	1.48	1.49	1.50	1.50	1.51	1.51	1.52	1.52	1.52	1.52
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.48	1.49	1.50	1.50	1.51	1.51	1.52	1.52	1.52	1.52
Oper Exp Coverage Ratio	1.58	1.56	1.55	1.53	1.52	1.51	1.49	1.48	1.47	1.45
Mortgage A Balance	(1,735,574)	(1,719,441)	(1,702,541)	(1,684,839)	(1,666,296)	(1,646,872)	(1,626,525)	(1,605,212)	(1,582,886)	(1,559,500)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-009 The Villas at Town Center , Centerville, Houston 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)	9,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	534,724	545,419	556,327	567,453	578,803	590,379	602,186	614,230	626,514	639,045
Ancillary Income	10,694	10,908	11,127	11,349	11,576	11,808	12,044	12,285	12,530	12,781
Vacancy	(38,179)	(38,943)	(39,722)	(40,516)	(41,327)	(42,153)	(42,996)	(43,856)	(44,733)	(45,628)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(301,274)	(310,312)	(319,621)	(329,210)	(339,086)	(349,259)	(359,737)	(370,529)	(381,645)	(393,094)
Property Mgmt	(30,434)	(31,043)	(31,664)	(32,297)	(32,943)	(33,602)	(34,274)	(34,960)	(35,659)	(36,372)
Reserves	(20,159)	(20,764)	(21,386)	(22,028)	(22,689)	(23,370)	(24,071)	(24,793)	(25,536)	(26,303)
NOI	155,373	155,266	155,060	154,751	154,334	153,803	153,153	152,377	151,472	150,429
Mortgage A	(101,820)	(101,728)	(101,632)	(101,531)	(101,425)	(101,314)	(101,198)	(101,076)	(100,949)	(100,815)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)
Cash Flow	44,552	44,537	44,428	44,221	43,909	43,489	42,955	42,301	41,523	40,614
DCR Mortgage A	1.53	1.53	1.53	1.52	1.52	1.52	1.51	1.51	1.50	1.49
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.53	1.53	1.53	1.52	1.52	1.52	1.51	1.51	1.50	1.49
Oper Exp Coverage Ratio	1.44	1.43	1.42	1.40	1.39	1.38	1.37	1.35	1.34	1.33
Mortgage A Balance	(1,535,003)	(1,509,342)	(1,482,462)	(1,454,305)	(1,424,810)	(1,393,915)	(1,361,552)	(1,327,651)	(1,292,140)	(1,254,942)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-009 The Villas at Town Center , Centerville, Houston 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)	9,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	651,826	664,862	678,159	691,723	705,557	719,668	734,062	748,743	763,718	778,992
Ancillary Income	13,037	13,297	13,563	13,834	14,111	14,393	14,681	14,975	15,274	15,580
Vacancy	(46,540)	(47,471)	(48,421)	(49,389)	(50,377)	(51,384)	(52,412)	(53,460)	(54,529)	(55,620)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(404,887)	(417,033)	(429,544)	(442,431)	(455,704)	(469,375)	(483,456)	(497,960)	(512,898)	(528,285)
Property Mgmt	(37,099)	(37,841)	(38,598)	(39,370)	(40,157)	(40,961)	(41,780)	(42,615)	(43,468)	(44,337)
Reserves	(27,092)	(27,904)	(28,742)	(29,604)	(30,492)	(31,407)	(32,349)	(33,319)	(34,319)	(35,348)
NOI	149,244	147,909	146,418	144,764	142,939	140,935	138,746	136,363	133,777	130,981
Mortgage A	(100,675)	(100,529)	(100,375)	(100,215)	(100,046)	(99,870)	(99,685)	(99,492)	(99,289)	(99,076)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	48,569	47,381	46,043	44,549	42,893	41,065	39,061	36,872	34,488	31,905
DCR Mortgage A	1.48	1.47	1.46	1.44	1.43	1.41	1.39	1.37	1.35	1.32
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.48	1.47	1.46	1.44	1.43	1.41	1.39	1.37	1.35	1.32
Oper Exp Coverage Ratio	1.32	1.31	1.29	1.28	1.27	1.26	1.25	1.24	1.23	1.22
Mortgage A Balance	(1,215,977)	(1,175,161)	(1,132,407)	(1,087,621)	(1,040,707)	(991,565)	(940,089)	(886,167)	(829,684)	(770,518)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-009 The Villas at Town Center , Centerville, Houston 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)	9,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	794,572	810,463	826,673	843,206	860,070
Ancillary Income	15,891	16,209	16,533	16,864	17,201
Vacancy	(56,732)	(57,867)	(59,024)	(60,205)	(61,409)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(544,134)	(560,458)	(577,272)	(594,590)	(612,428)
Property Mgmt	(45,224)	(46,128)	(47,051)	(47,992)	(48,952)
Reserves	(36,409)	(37,501)	(38,626)	(39,785)	(40,979)
NOI	127,964	124,718	121,233	117,498	113,504
Mortgage A	(98,854)	(98,621)	(98,377)	(98,121)	(97,853)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	29,110	26,097	22,856	19,377	15,651
DCR Mortgage A	1.29	1.26	1.23	1.20	1.16
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.29	1.26	1.23	1.20	1.16
Oper Exp Coverage Ratio	1.20	1.19	1.18	1.17	1.16
Mortgage A Balance	(708,541)	(643,620)	(575,615)	(504,379)	(429,759)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-009 The Villas at Town Center , Centerville, Houston 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)	9,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

The HUD221d4 loan is a fully amortizing loan over 40 years. The all in rate of 5.00% reflects a 4.65% interest rate along with a 0.35% MIP. The DCA forms and formulas do not allow for a breakout between the base interest rate and the MIP therefore we have listed the full 5% on the Sources of Funds tab. Since the MIP rate is not listed separately we are unable to show its declining MIP over the 40 year term, thus causing the original DCA formula for debt service and mortgage balance to be inaccurate. We have overwritten the debt service payments and the mortgage balance lines to reflect the correct numbers associated with the declining MIP. Please note that Walker Dunlop has supplied a full 40 year amortization that has been included behind their commitment in Tab 1: Feasibility.

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston 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

There are no commitments that are "Under Consideration." All Commitments are firm.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	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>
Row House						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	5	144,909 x 5 units = 724,545	0	159,399 x 0 units = 0	0
2 BR	2	37	176,506 x 37 units = 6,530,722	0	194,156 x 0 units = 0	0
3 BR	3	18	217,443 x 18 units = 3,913,974	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>60</i>		<i>11,169,241</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>
Elevator						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	0	133,769 x 0 units = 0	0	147,145 x 0 units = 0	0
2 BR	2	0	171,988 x 0 units = 0	0	189,186 x 0 units = 0	0
3 BR	3	0	229,318 x 0 units = 0	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>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Total Per Construction Type	60		11,169,241	0		0

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

11,128,550

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

3

Project Cost Limit (PCL)

11,169,241

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

Threshold Justification per Applicant

DCA's Comments:

The project is a Townhome

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

The proposed development consists of 60 units targeting families.

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: **Movie Night and semi-monthly holiday dinners or potluck dinners**
 - 2) On-site enrichment classes Specify: **Household Safety Classes and arts & crafts classes**
 - 3) On-site health classes Specify:
 - 4) Other services approved by DCA Specify:

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

Threshold Justification per Applicant

DCA's Comments:

The managing agent will provide two onsite Social/Recreational program in the way of a movie night and

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston 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.	John Wall and Associates
B.	5 months
C.	98.00%
D.	2.70%

Project Nbr	Project Name
1	N/A
2	N/A

Project Nbr	Project Name
3	N/A
4	N/A

Project Nbr	Project Name
5	N/A
6	N/A

- 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

Per the market study included in Tab 5, the site is suitable for the development and the neighborhood is compatible with the development as proposed. There has been population and household growth in the market area and the demand for the development is reasonable. The overall capture rate for the development is only 2.7% and the proposal would have no long term impact on existing LIHTC developments. The market analyst and all interviewed stated that the development, as proposed, should be successful.

DCA's Comments:

6 APPRAISALS

- A. Is there 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?

Pass?	
A.	No
B.	No
Appraiser's Name:	
1)	
2)	
3)	
4)	
C.	No
D.	
1)	No
2)	No
3)	No

Threshold Justification per Applicant

An appraisal is not required as there is not an identity of interest between the buyer and seller of the property; therefore, one has not been done at this time.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

Applicant Response DCA USE

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

A. **United Consulting**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Harry Walls environmental Consulting**

2) **65**

Major roadway (Houston Lake Blvd.) and military airfield (Robbins AFB) were the only sources of noise.

D. Is the subject property located in a:

D.

- 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?

1) **No**

2) **No**

a)

b)

c)

- 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?

3) **No**

a)

b)

c)

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

4) **No**

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

- 1) Lead-based paint?

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

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

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

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

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

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

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

No	
----	--

9) Mold?

No	
----	--

10) PCB's?

No	
----	--

11) Radon?

No	
----	--

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

N/A

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

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

1) **No**

2) **No**

3) **Yes**

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

G. **N/A**

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. **Racially mixed** **<<Select>>**

I. List all contiguous Census Tracts: **211.04, 201.08, 201.06 Peach County: 401.02, 401.01**

J. Is Contract Addendum included in Application?

J. **No**

Threshold Justification per Applicant

The noise study completed by Harry Walls determined that the maximum noise level on site over 10 years is 65 decibels thus noise mitigation is not required. There are no wetlands, flood plain, or floodway

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston 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.	<input type="text" value="Yes"/>
B.	<input type="text" value="Contract/Option"/>
C.	<input type="text" value="The Villas at Town Center, LP"/>
D.	<input type="text" value="Yes"/>

Threshold Justification per Applicant

No identity of interest exists between Seller and Purchaser. In reference to item D. above, please note that the entity with site control, via assignment, is the applicant. Please note that the total site of 8.85

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.	<input type="text" value="Yes"/>
B.	<input type="text"/>
C.	<input type="text"/>
D.	<input type="text"/>

Threshold Justification per Applicant

The site is bordered by paved roads. Photos of paved roads are located in Tab 9: Site Access. Items B, C, and D. are left blank because paved roads are in existence.

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.	<input type="text" value="Yes"/>
B.	<input type="text" value="Yes"/>
C.	<input type="text" value="Yes"/>
1)	<input type="text" value="Yes"/>
2)	<input type="text" value="Yes"/>
3)	<input type="text" value="Yes"/>
4)	<input type="text" value="Yes"/>
5)	<input type="text" value="Yes"/>
D.	<input type="text" value="Yes"/>
E.	<input type="text" value="Yes"/>

Threshold Justification per Applicant

The development site is currently zoned C-2, which allows for Townhomes as evidenced by the zoning letter executed by the City of Centerville authorized official.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

1) Gas

N/A

Threshold Justification per Applicant

2) Electric

Flint Energies

Pass?

1) No

2) Yes

The project will not be using gas as a utility; everything is electric

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?

A1) No

2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

2) Yes

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

1) Public water

Centerville Utilities

2) Public sewer

Centerville Utilities

B1) Yes

2) Yes

Threshold Justification per Applicant

No waiver was requested because no waiver is needed. Water and sewer service is available to the site and the provider has capacity to serve both to the proposed development.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

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

A. Agree

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

A1) Building

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

A2) Covered Porch

If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Playground

2) Covered pavilion with BBQ Grills

3)

4)

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

C. Agree

1) HVAC systems

1) Yes

2) Energy Star refrigerators

2) Yes

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

3) Yes

4) Stoves

4) Yes

5) Microwave ovens

5) Yes

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

6a) No

b. Electronically controlled solid cover plates over stove top burners

6b) Yes

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

D. N/A

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

1)

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

2)

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

3a)

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

3b)

Threshold Justification per Applicant

The project is for families; therefore, Section D above is all N/A.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

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

Threshold Justification per Applicant

This is a New Construction project; therefore, this section for Rehabilitation Does Not Apply

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

Site Plan is in accordance with all DCA instructions in the Architectural Manual, including all site related amenities being shown on the Conceptual Site Development Plan.

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

A.	Agree		Pass?	
B.	Agree			

Threshold Justification per Applicant

The project will meet or exceed the energy efficiency and sustainable building practices set forth by DCA. In addition, all construction documentation will be clear and complete to ensure that it meets DCA

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires the Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicted in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	3	3	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	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 **E&A Team, Inc.**
 - 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
 - 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
 - 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
 - 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

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 project will meet or exceed all Fair Housing accessibility requirements as set forth in the 2017 manual. In addition, an approved qualified consultant(s) will be used throughout the entire project from

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston 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)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

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

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

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

1)
 2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

Threshold Justification per Applicant

18. A. above is left blank because the development is New Construction. Section C is also blank as the development did not request alternate design options as we are adhering to the DCA standard design

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

A. Did the Certifying Entity meet the experience requirement in 2016?

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

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

D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?

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

F. DCA Final Determination

Threshold Justification per Applicant

Pass?

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

No	
----	--

E. Certifying GP/Developer

F. << Select Designation >>

The project team was qualified - complete per the qualification determination letter dated 4/26/2017. Please note that there have no been changes to the team since initial submission. We have included the

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

A. Was a pre-application submitted for this Determination at the Pre-Application Stage?

B. If "Yes", has there been any change in the status of any project included in the CHS form?

C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

Threshold Justification per Applicant

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

The project team was qualified - complete per the qualification determination letter dated 4/26/2017.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston 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:
- B. Non-profit's Website:
- 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?
- 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?
- 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?
- 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?
- 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?
- 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?
- 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.

Pass?		

Threshold Justification per Applicant

The Managing General Partner is not a non-profit and the development is not applying for credit under the non-profit set-aside.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

- A. Name of CHDO: Name of CHDO Managing GP:
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?
- 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)?
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:

Pass?		

Threshold Justification per Applicant

The applicant is not a CHDO nor competing under the CHDO set-aside.

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):

Pass?		
	No	

Threshold Justification per Applicant

No legal opinions were necessary for this proposed development.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 RELOCATION AND DISPLACEMENT OF TENANTS

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

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

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

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

Threshold Justification per Applicant

Project is new construction so no relocation or displacement of tenants will occur

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

If selected the applicant agrees to adhere to the AFFH Marketing plan that meets all of the above criteria and strategies. See Plan in Tab 7 - Other

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Funding of this development will not result in a waste of DCA resources.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston 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	64	22
TOTALS:	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	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	0		0		0
1			n/a		n/a
2					
3			included in 2		included in 2
4					included in 2
5			included in 4		
6					
7			included in 6		
8					
9			included in 8		
10					
11			included in 10		
12					

PART NINE - SCORING CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

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

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	22
	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: **60**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
12	
12	

Actual Percent of Residential Units:

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

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

B. Deeper Targeting through New PBRA Contracts

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs: **0**
- 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%
6	2

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	13	0
12	A.	12
1	B.	1
various	C.	0

There are no undesirable amenities near the site and all of the desirable amenities listed on the Certification form are within 1 mile of the site. The bonus point is applied as there are sidewalks in place that connect the site to a daycare, school, and the library. The walking distance to each bonus point amenity is less than 0.3 miles. Photos have been included for all site amenities including photos of all existing sidewalks.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

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

3	3	0
Applicant Agrees?	DCA Agrees?	
Yes		

PART NINE - SCORING CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	22

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

There is a public transportation stop at the Houston County Library, which is just around the corner from the site, approximately 0.2 mile. All pedestrian walkways from the site entrance to the library are already in place.

DCA's Comments:

For ALL options under this scoring criterion, <u>regardless of Competitive Pool chosen</u> , provide the information below for the transit agency/service:	
Warner Robins Transit	478-954-2812
www.wrtransit.com/routes/php	
www.wrtransit.com/routes/php	

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

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 Communities
Flexible

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

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

Date of Course	2/14/17	Ben Moore	Fyffe Construction Company Inc.
Date of Course	2/14/17	Jordan Whiteside	Vantage Development/The Villas at Town Center

Yes	
-----	--

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

Yes	
N/a	

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		Yes	

1. EarthCraft Communities

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

5/8/17

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:

--

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Score Value	Self Score	DCA Score
TOTALS:	92	
	64	22

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

Commitments for Building Certification:

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

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

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

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? 1. No

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

- | | | | |
|---|----|-----|--|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? | 1. | Yes | |
| 2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines. | 2. | No | |
| 3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. | 3. | N/a | |

Scoring Justification per Applicant

Section C. above is marked no because if it is marked "yes" it does not allow the applicant to achieve 1 point under Section D. Through work completed with Southface the development site is eligible for EarthCraft Communities Certification. The memorandum of participation executed by both the developer and Southface is included within Tab 29.

DCA's Comments:

7. STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7 6 2

A Census Tract Demographics 3 2

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

B. 1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/): Yes

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

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

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report No

(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 2 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: Per Applicant Per DCA

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

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	64
	10	22
	0	0
	Yes	
	N/a	
	N/a	

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

- 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.)	

2 A.

--	--

 Yes/No Yes/No

i.)	N/a	
ii.)	N/a	

- 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: **201.09**

1.		
2.		

Eligible Basis Adjustment: **State Boost**

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	22

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

Entity Name	Website	Yes/No	Yes/No
Contact Name	Direct Line		
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		N/a
CBO 2 Name	Purpose:		Letter of Support included?
Community/neighborhd where partnership occurred	Website		
Contact Name	Direct Line		N/a
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.	N/a
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.	N/a
or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.		b)	N/a

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	N/a	
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?			N/a	
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 <u>two</u> different Transformation Partner types, while Senior Applicants must engage at least <u>one</u> . Applicant agrees?			N/a	
i. Transformation Partner 1	<Select Transformation Partner type>	Date of Public Meeting 1 between Partners		
Org Name		Date(s) of publication of meeting notice		
Website		Publication(s)		
Contact Name	Direct Line	Social Media		
Email		Mtg Locatn		
Role		Which Partners were present at Public Mtg 1 between Partners?		

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Score Value	Self Score	DCA Score
TOTALS: 92	64	22

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

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Score Value	Self Score	DCA Score
TOTALS: 92	64	22

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance

Family

4

Source

Bank Name

Contact

Account Name

Email

Bank Website

Bank Contact

Contact Email

Description of Use of Funds

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

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

2. Long-term Ground Lease

1

2.	
	N/a

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?

	N/a
--	-----

3. Third-Party Capital Investment

Competitive Pool chosen: **Flexible**

2

3.	
----	--

Unrelated Third-Party Name

Unrelated Third-Party Type

Improvement Completion Date

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

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

 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:

0.0000%	0.0000%
---------	---------

Total Development Costs (TDC):
11,128,550

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Score Value	Self Score	DCA Score
TOTALS:	92	22
	64	22
D.		
1.	N/a	
2.	N/a	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

The applicant is eligible for points under Stable Communities, thus a Transformation Plan was not created.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4	3	0
---	---	---

Competitive Pool chosen: **Flexible**

A. Phased Developments

Phased Development? **No** **N/A**

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.	3	0
---	----	---	---

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

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

C. Previous Projects (Rural Pool)

(choose 1 or 3)

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

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

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

3	1.	0	
1	2.	0	
2	3.	0	

Scoring Justification per Applicant

Please note that the City of Centerville has never received an allocation/award of tax credits and the local municipality is supportive of the development.

DCA's Comments:

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

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	22
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The market analyst points out in the study (in Tab 05) that the demand for the project is reasonable, the rents and bedroom mix is reasonable and the proposed development's value should be perceived as

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	1	0
1	A. 1	
	Yes	
1	B. 0	
	No	

12. EXCEPTIONAL NON-PROFIT

0

3		
	Yes/No	Yes/No
	N/a	
	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:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2		
	Unit Total	60

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	Vantage Partners 2017 GA, LLC	0.0100%	Lowell R. Barron II	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Vantage Development, LLC	0.0000%	Lowell R. Barron
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	To Be Determined - Regions Bank	98.9900%	Reed Dolihite	Developmt Consult	0	0.0000%	0
State LP	To Be Determined-Sugar Creek Capi	1.0000%	Chris Hite				

Scoring Justification per Applicant

DCA's Comments:

Lowell R. Barron, II, Vantage and its affiliates have ownership interest in two developments: The Villas at Town Center

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	22

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: **Centerville** County: **Houston** QCT? **No** Census Tract #: **201.09**

Scoring Justification per Applicant

DCA's Comments:

The City of Centerville is not a GICH community though they are supportive of the proposed development.

	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		
	N/a		

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

4

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.

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

Total Qualifying Sources (TQS):

	Amount	Amount
a)		
b)		
c)		
d)		
e)		
f)		
g)		
h)		
i)		
j)	1,750,978	
1,750,978		0

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

11,128,550	15.7341%	0.0000%
------------	----------	---------

The applicant held a concept meeting with HUD on 5/16/17 and has since received a letter of encouragement to apply for a HUD 221d4 loan. The letters is included in Tab 36.

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	64
	3	22

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.
	0 - 40		Total:

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

6
48
5
5

3	2	0
2	2	0
1.	Agree	
2.	Yes	
3.	Yes	
4.	Yes	

B. Target Population Preference

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

3	0	0
1.	Disagree	
2.	Disagree	

Scoring Justification per Applicant

The applicant agrees that at least 10% of the total low-income units will be one bedroom units. The applicant is also prepared to accept the full utilization by DCA of 10% of the units.

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
60
0.00%

2	0	0
2	A.	

<< Enter here Applicant's Narrative of how building will be reused >>

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
60
0.00%

1	B.	
---	----	--

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	22
	3	3	0

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

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

Pre-requisites:

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.

On average, low income families suffer from unhealthy lifestyles due to a multitude of reasons. The low-income population often possess physical, emotional, educational and transportation barriers that prevent them from engaging in healthy behaviors and activities. The 2015 Forces of Change Assessment for the North Central Health District identified, in part, trend factors that are influencing the health and quality of life of the community. The Assessment surveyed 20 individuals across the community and found that people are most concerned with the cost of basic healthcare and establishing reliable and affordable transportation to healthcare. Additionally, information gathered from the "County Health Rankings & Reports" website <http://www.countyhealthrankings.org/health-gaps/georgia>, concluded that the following categories of "Health Factors" are weaknesses that need to be explored in Houston County: adult smoking, obesity, STD's, preventable hospital stays, and low graduation rates. The proposed development, The Villas at Town Center, looks to not only alleviate both the healthcare cost and transportation concerns held by local citizens but also give direct focus to the listed health weaknesses occurring throughout Houston County by providing on-site assistance via the Houston County Health Department's health screening and wellness education services.

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?

Agree	
Yes	
Yes	

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

Occurrence Cost to Resident

a) Health Screenings provided by Houston County Health Department (blood pressure, biometric measurements, diabetes monitoring, etc.)	Monthly	0
b) Educational Seminars (diet and nutrition, coping with stress, basic home safety education, preventing diseases)	Monthly	0
c) Screenings for health and youth development issues for at-risk youth (ages 10-19) through AHYD program	Monthly	0
d) Flu shots, CPR certification classes, and First Aid certification program	Annually	0

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

Disagree	
N/a	

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

PART NINE - SCORING CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

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Score Value	Self Score	DCA Score
TOTALS:	92	64
	2	22
	0	0
	Disagree	

C. Healthy Activity Initiative

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	N/a
g)	N/a

Length of Trail _____ miles

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

2.	N/a
----	-----

Scoring Justification per Applicant

The Houston County Health Department (HCHD) executed a Letter of Intent to provide monthly health screenings and wellness education programs on-site at The Villas at Town Center. The screening and education sessions hosted at the Villas and conducted by HCHD will be offered at no cost to the tenants of the development. Receiving these free screenings and education sessions will empower tenants to manage their health properly and make well-advised lifestyle choices. The health and wellness tenant engagement program offered at The Villas at Town Center will reduce barriers to access, improve self-care through health education, and provide tenants with an opportunity to an overall healthier lifestyle.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	2	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Houston County - 676

Family

N/a

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	Eagle Springs Elementary	PK-05	No	89.10	84.70	75.60	73.60	80.75	Yes
b) Middle/Junior High	Thomson Middle School	06-08	No	81.90	72.00	70.10	82.70	76.68	Yes
c) High	Northside High School	09-12	No	67.70	66.70	71.10	72.60	69.53	No
d) Primary/Elementary	Eagle Springs Elementary	PK-05	No						
e) Middle/Junior High	Thomson Middle School	06-08	No						
f) High	Northside High School	09-12	No						

Scoring Justification per Applicant

The elementary school and middle school exceeded the state average. Backup documentation for the school zones for this site are included in Tab 41.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

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21. WORKFORCE HOUSING NEED (choose A or B)

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

A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
92	64	22
2	0	0

TOTALS:

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				
Min Exceeded by:	0.00%	0.00%	0.00%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:

Total Nbr of Jobs w/in the 2-mile radius:

Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:

Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
	0.00%	0.00%

Project City	Centerville
Project County	Houston
HUD SA	Warner Robins
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

The proposed site does not qualify for points under this category.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

10	10	10

No points have been deducted from the Compliance score thus not additional points were added.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	64	22
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

22

PART NINE - SCORING CRITERIA - 2017-009 The Villas at Town Center , Centerville, Houston County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	22

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.

Please note that most of the rows that say "Row size may be increased" actually can't be increased so the PDF version of the core app is cut off on the comment rows. (A request was put into Stephen Barrett to fix but as of the time of application submittal the fixed application had not been received.) All comments can be seen by clicking the in comment box within the Excel version of the Core Application.

For Scoring 7.C., there is no longer a sub-cluster section on the GDPH data map for Stable Communities. It is now a 1 or 2 point score (no A1, A2, A3, B1, B2, etc.). Therefore, we chose the first item from the application's dropdown that scored the correct point (A1 = 2 points; 2 points is what the map shows for the area)

For Scoring 19.A., Houston County Health Department provides extensive screening and education services like blood pressure checks, CPR training, lab tests, dietician consults, biometric measurements, women's health exams, STD testing, hypertension and diabetes monitoring, birth control provision, first aid classes, safe home education classes etc. Houston County Health Department will assess any other needs that may arise for TheVillas community as services continue throughout the years. The residents of The Villas at Town Center will benefit greatly from this confidential on-site service. Residents will be able to visit the Health Department office setup in the Community Building (for exclusive use of the Health Department) and not have to worry about transportation or someone coming into their apartment.

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

The Villas at Town Center
Centerville, Houston 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

The Villas at Town Center
Centerville, Houston County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

The Villas at Town Center

Centerville, Houston County

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

Scoring Section 16 - Innovative Project Concept Narrative

The Villas at Town Center
Centerville, Houston County

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

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

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

To DCA:

This Application is submitted in accordance with the 2017 Qualified Allocation Plan and the Housing Finance and Development Division Manuals. In submitting this Application for funding consideration, the undersigned applicant hereby certifies:

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

- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.

- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.

- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.

- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and revealed.

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

_____ Printed Name

_____ Title

_____ Signature

_____ Date

[SEAL]