

Project Narrative
Kershaw Greene
Vidalia, Toombs County

The Woda Group Inc. and Parallel Housing Inc. are proposing to develop Kershaw Greene with 70 new construction multifamily units in Vidalia, GA. Kershaw Greene will have four 2 story walk-up buildings that will include 16 one bedroom units, 38 two bedroom units, and 16 three bedroom units. The site includes 10 acres. A community building with a leasing office will be prominently located in the center of the development. The available acreage and location will make Kershaw Greene an excellent place to raise families.

The outdoor amenities will include a fully equipped playground, as well as a gazebo/outdoor gathering area, and a community garden. The community building will have a multipurpose room, an equipped computer lab, a fitness center, and laundry facilities. The site is near shopping, restaurants, banks, churches, and medical care.

The project will be a LEED for Homes certified development targeting Gold certification. In addition, Kershaw Greene has committed to High Performance Building Design, and will achieve a minimum 15% lower HERS rating than the ENERGY STAR Target Index.

The entrance to Kershaw Greene will be a side road leading to Melvin Page Drive, just off Maple Drive, which connects to Highway 280, the main commercial artery of Vidalia. Ingress and egress to the site will be safe and convenient. There will be adequate parking near the buildings.

The Kershaw Greene site is in a nice residential community in the southeastern part of Vidalia. It scores the maximum points under the DCA tax credit program for having all amenities in close proximity, including a supermarket, a regional hospital and numerous medical facilities, schools, a large community recreational facility, a library, a Boys & Girls Club, and many other amenities. Furthermore, a Walmart Superstore can be found just down Highway 280.

Kershaw Greene has partnered with the Meadows Wellness Center to provide the residents with Preventive Health Screening & Wellness Programs which will include at least monthly visits to the site.

Initial market review disclosed that this project would have a low capture rate in a market that has not had any new LIHTC developments in several years. The City of Vidalia has included its desire for more affordable housing developments as part of its goals and objectives.

Kershaw Greene has been named after the 1996 song Vidalia sung by Sammy Kershaw which alluded to the Vidalia Sweet Onion crop with its lyrics "...sweet Vidalia, You always gotta make me cry!"

PART ONE - PROJECT INFORMATION - 2017-011 Kershaw Greene, Vidalia, Toombs 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:

2017-011

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	752,000	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-###			2017PA-022
			Have any changes occurred in the project since pre-application?			Yes - see Comment

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

Project Name previously used: Kershaw Greene DCA Project Nbr previously assigned: 2017PA-022

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Denis Blackburne / The Woda Group, Inc.		Title	Senior Vice President	
Address	128 Habersham Street		Direct Line	(912) 224-2169	
City	Savannah		Fax	(614) 396-3243	
State	GA	Zip+4	31401-3821	Cellular	(912) 224-2169
Office Phone	(614) 396-3200	Ext.	351	E-mail	dblackburne@wodagroup.com

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

IV. PROJECT LOCATION

Project Name	Kershaw Greene		Phased Project?	No	
Site Street Address (if known)			DCA Project Nbr of previous phase:	N/A	
Nearest Physical Street Address *	105 Melvin Page Drive		Scattered Site?	No	
Site Geo Coordinates (##.#####)	Latitude: 32.199051	Longitude: -82.389986	Nbr of Sites		
City	Vidalia	9-digit Zip**	30474-9249	Acreage	9.8300
Site is predominantly located:	Within City Limits	County	Toombs	Census Tract Number	9704.00
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	OCT?	Yes
		Overall:	Rural	DDA?	No
		HUD SA:	Non-MSA		Toombs Co.

* If street number unknown

Legislative Districts **

If on boundary, other district:

Congressional	State Senate	State House
12	19	156

** Must be verified by applicant using following websites:

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

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

Political Jurisdiction

Toombs County	Website	www.vidaliaga.com
Name of Chief Elected Official	Ronnie A. Dixon	Title Mayor
Address	114 Jackson Street	
City	Vidalia	
Zip+4	30474-4714	Phone (912) 537-8718
		Email mayor@vidaliaga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	70	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 - 2017-011 Kershaw Greene, Vidalia, Toombs County

B. Mixed Use

No

C. Unit Breakdown

PBRA

Number of Low Income Units	70	0
Number of 50% Units	14	0
Number of 60% Units	56	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	70	
Common Space Units	0	
Total Units	70	

E. Buildings

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

F. Total Residential Parking Spaces

147

D. Unit Area

Total Low Income Residential Unit Square Footage	67,108
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	67,108
Total Common Space Unit Square Footage	0
Total Square Footage from Units	67,108

Total Common Area Square Footage from Nonresidential areas	2,150
Total Square Footage	69,258

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family		Elderly	
	HFOP		Other	
% of Total Units	5.7%		Required:	5%
% of Units for the Mobility-Impaired	50.0%		Required:	40%
% of Total Units	2.9%		Required:	2%

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	2

C. Sight / Hearing Impaired

Nbr of Units Equipped:	2
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

No

VIII. SET ASIDES

A. LIHTC:

Nonprofit	No
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B. HOME:

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

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-011 Kershaw Greene, Vidalia, Toombs 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
Frank Curry Wadsworth, Jr.	Kershaw Greene	Direct	7		
A. Gregg Bayard	Kershaw Greene	Direct	8		
Jeffrey J. Woda	Kershaw Greene	Direct	9		
David Cooper, Jr.	Kershaw Greene	Direct	10		
5			11		
6			12		

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

Project Participant	Name of Project	Project Participant	Name of Project
N/A		7	
2		8	
3		9	
4		10	
5		11	
6		12	

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation	<input style="width: 100%;" type="text" value="No"/>
Original GHFA/DCA Project Number	<input style="width: 100%;" type="text"/>
First Year of Credit Period	<input style="width: 100%;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 100%;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100%;" type="text"/>

First Building ID Nbr in Project	<input style="width: 100%;" type="text" value="GA-"/>
Last Building ID Nbr in Project	<input style="width: 100%;" type="text" value="GA-"/>

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable <u>non</u> public housing project	<input style="width: 100%;" type="text" value="No"/>
HUD funded affordable public housing project	<input style="width: 100%;" type="text" value="No"/>

PART ONE - PROJECT INFORMATION - 2017-011 Kershaw Greene, Vidalia, Toombs County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? No

If Yes ----->: Total Existing 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?	No	Other (specify):	No
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	No
Operating Expense?	No	If Yes, new Limit is ----->:	<input type="text"/>
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	<input type="text"/>

F. Projected Place-In-Service Date

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	December 31, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>Neither the project team nor the legal structure have changed since the Kershaw Greene pre-application was submitted. We have, however, changed the Kershaw Greene site within the Vidalia city limits since the pre-application. The team was considered Qualified – Conditional. The condition being the submission of missing letters from State Housing Finance Agencies indicating good standing for out of state developments for the certifying entity. Our pre-application submission did not have the letters from Kentucky, Ohio, Pennsylvania, and Virginia. The good standing letters from these states are now included in this application. Letters from the other seven states where we have properties were included in the pre-application submitted in March 2017.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-011 Kershaw Greene, Vidalia, Toombs 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)

Kershaw Greene Limited Partnership				Name of Principal	David Cooper
229 Huber Village Blvd Suite 100				Title of Principal	Member
Westerville		Fed Tax ID:		Direct line	(614) 396-3206
OH	Zip+4	43081-8075	Org Type:	For Profit	Cellular
(614) 396-3200	206		E-mail	dcooper@wodagroup.com	

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner
Office Street Address
City
State
10-Digit Office Phone / Ext.

Kershaw Greene GP, LLC				Name of Principal	David Cooper
229 Huber Village Blvd Suite 100				Title of Principal	Member
Westerville		Website	www.wodagroup.com	Direct line	(614) 396-3206
OH	Zip+4	43081-8075		Cellular	(614) 561-8573
(614) 396-3200	206		E-mail	dcooper@wodagroup.com	

b. Other General Partner
Office Street Address
City
State
10-Digit Office Phone / Ext.

Parallel Kershaw Greene GP, LLC				Name of Principal	Curry Wadsworth
198 Boulevard				Title of Principal	President
Athens		Website		Direct line	(706) 340-5539
GA	Zip+4	30601-1929		Cellular	(706) 340-5539
(706) 340-5539			E-mail	curry@parallelhousing.org	

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.

Woda Investor Member, LLC				Name of Principal	David Cooper
229 Huber Village Blvd Suite 100				Title of Principal	Member
Westerville		Website	www.wodagroup.com	Direct line	(614) 396-3206
OH	Zip+4	43081-8075		Cellular	(614) 561-8573
(614) 396-3200	206		E-mail	dcooper@wodagroup.com	

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

Woda Investor Member, LLC				Name of Principal	David Cooper
229 Huber Village Blvd Suite 100				Title of Principal	Member
Westerville		Website	www.wodagroup.com	Direct line	(614) 396-3206
OH	Zip+4	43081-8075		Cellular	(614) 561-8573
(614) 396-3200	206		E-mail	dcooper@wodagroup.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 - 2017-011 Kershaw Greene, Vidalia, Toombs County

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II. DEVELOPER(S)

A. DEVELOPER

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

The Woda Group, Inc				Name of Principal	David Cooper
229 Huber Village Blvd Suite 100				Title of Principal	Executive Vice President
Westerville		Website	www.wodagroup.com	Direct line	(614) 396-3206
OH		Zip+4	43081-8075	Cellular	(614) 561-8573
(614) 396-3200	206	E-mail	dcooper@wodagroup.com		

B. CO-DEVELOPER 1

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

Parallel Kershaw Greene Developer, LLC				Name of Principal	Curry Wadsworth
198 Boulevard				Title of Principal	President
Athens		Website		Direct line	(706) 340-5539
GA		Zip+4	30601-1929	Cellular	(706) 340-5539
(706) 340-5539		E-mail	curry@parallelhousing.org		

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.

Woda Construction, Inc				Name of Principal	David Cooper
229 Huber Village Boulevard Suite 100				Title of Principal	President
Westerville		Website	www.wodagroup.com	Direct line	(614) 396-3206
OH		Zip+4	43081-8075	Cellular	(614) 561-8573
(614) 396-3200	206	E-mail	dcooper@wodagroup.com		

C. MANAGEMENT COMPANY

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

Woda Management & Real Estate, LLC				Name of Principal	David Cooper
229 Huber Village Blvd Suite 100				Title of Principal	Executive Vice President
Westerville		Website	www.wodagroup.com	Direct line	(614) 396-3206
OH		Zip+4	43081-8075	Cellular	(614) 561-8573
(614) 396-3200	206	E-mail	dcooper@wodagroup.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-011 Kershaw Greene, Vidalia, Toombs County

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D. ATTORNEY	Hunter Maclean Attorneys			Name of Principal	Ted Henneman
Office Street Address	200 East Saint Julian Street			Title of Principal	Partner
City	Savannah	Website	www.huntermaclean.com		Direct line
State	GA	Zip+4	30401-2700		Cellular
10-Digit Office Phone / Ext.	(912) 236-0261	E-mail		thenneman@huntermaclean.com	

E. ACCOUNTANT	Stemen, Mertens & Stickler, CPAs & Associates			Name of Principal	Leo Mertens
Office Street Address	380 South Fifth Street, Suite 1			Title of Principal	President
City	Columbus	Website	www.smspcpa.com		Direct line
State	OH	Zip+4	43215-5414		Cellular
10-Digit Office Phone / Ext.	(614) 224-0955	E-mail		lmertens@sms-cpas.com	

F. ARCHITECT	D.E. Weatherby & Assocs.			Name of Principal	Douglas E. Weatherby
Office Street Address	4716 Knotty Knolls Drive			Title of Principal	Principal
City	Gahana	Website			Direct line
State	OH	Zip+4	43230-1117		Cellular
10-Digit Office Phone / Ext.	(614) 476-0919	E-mail		dweatherby@dewapc.com	

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

A. LAND SELLER (If applicable)	McDonald McDonald & Meredith	Principal	Tom Meredith	10-Digit Phone / Ext.	(912) 293-1827
Office Street Address	801 McNatt Street			City	Vidalia
State	GA	Zip+4	30474-8808	E-mail	

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	The Woda Group, Inc. and Woda Construction, Inc. are related (see Woda Explanation memo)
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	Kershaw Greene Limited Partnership and Woda Construction, Inc. are related (see Woda Explanation memo)
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	The Woda Group, Inc. and Woda Management & Real Estate, LLC are related (see Woda Explanation memo)

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-011 Kershaw Greene, Vidalia, Toombs 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.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.7500%	No	
Other Genrl Prtnr 1		No	No	Nonprofit	0.2500%	No	
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	98.0000%	No	
State Ltd Partner		No	No	For Profit	1.0000%	No	
NonProfit Sponsor							
Developer		No	No	For Profit		No	
Co-Developer 1		No	No	Nonprofit		No	
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor		No	No	For Profit		No	
Managemen t Company		No	No	For Profit		No	
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>The Woda Group, Inc has a Purchase Agreement option with the current land owner of the Kershaw Greene site. There is no identity of interest between any of the Kershaw Greene ownership/development organizations and the sellers of the site. Please refer to the Identity of Interest explanations included in Tab 19.05.</p>	
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PART THREE - SOURCES OF FUNDS - 2017-011 Kershaw Greene, Vidalia, Toombs 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	Yes	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Bellwether Enterprise	1,250,000	5.000%	24
Mortgage B	Huntington National Bank	7,650,000	4.250%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	RBC	639,136		
State Housing Credit Equity	RBC	376,000		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		9,915,136		
Total Construction Period Costs from Development Budget:		9,915,136		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-011 Kershaw Greene, Vidalia, Toombs County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Bellwether Enterprise	1,250,000	5.000%	38	40	72,329	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.27%	The Woda Group, Inc.	3,678	0.000%	12	12	Cash Flow

Total Cash Flow for Years 1 - 15: 294,466
 DDF Percent of Cash Flow (Yrs 1-15) 1.249% 1.249%
 Cash flow covers DDF P&I? Yes

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	RBC	6,391,361					
State Housing Credit Equity	RBC	3,760,000					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		11,405,039					
Total Development Costs from Development Budget:		11,405,039					
Surplus/(Shortage) of Permanent funds to development costs:		0					

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

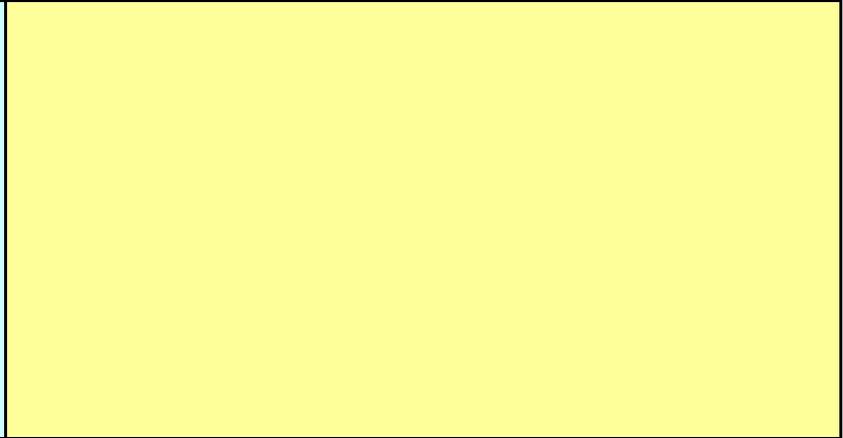
IV. DCA COMMENTS - DCA USE ONLY

PART THREE - SOURCES OF FUNDS - 2017-011 Kershaw Greene, Vidalia, Toombs County

The Bellwether funding structure is the Federal Government (USDA 538) loan which is available during construction and as permanent debt.

In the Org Charts we submitted as part of the Performance Workbooks and the corresponding Development Agreements we have indicated that the Limited Partner will come in and take approx. 99.00% of the ownership, thus reducing the GP's ownership to 0.75% for Kershaw Greene GP, LLC and 0.25% for Parallel Kershaw Greene GP, LLC. Woda Investor Member, LLC has been indicated as the placeholder until the Federal and State Limited Partners enter into the partnership. In these financial projections, we have shown the Limited Partner having 99.99% as that is what this equity investor is proposing. This 99.99% will be split between the Federal and State investors; and the remaining ownership percentage to be split 75/25 between Kershaw Greene GP, LLC and Parallel Kershaw Greene GP, LLC. The exact ownership splits will be determined and agreed upon with the final and most appropriate Federal and State Equity investors at the time they enter the Limited Partnership.

RBC is proposing a 99.99% interest in the Federal LIHTC Equity. Therefore, the "Equity Check" for this credit shows a slight difference between the calculation and what we have budgeted. They are proposing a 100% interest in the State LIHTC Equity.



PART FOUR - USES OF FUNDS - 2017-011 Kershaw Greene, Vidalia, Toombs County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	9,000	9,000			
Market Study	5,000	5,000			
Environmental Report(s)	30,000	30,000			
Soil Borings	5,000	5,000			
Boundary and Topographical Survey	15,000	15,000			
Zoning/Site Plan Fees					
Other: Contributions In Aid	15,000				
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	79,000	64,000	-	-	-
ACQUISITION					
Land	378,455				
Site Demolition					
Acquisition Legal Fees (if existing structures)					
Existing Structures					
Subtotal	378,455		-	-	-
LAND IMPROVEMENTS					
Site Construction (On-site) Per acre: 71,211	700,000	700,000			
Site Construction (Off-site)	7,500				
Subtotal	707,500	700,000	-	-	-
STRUCTURES					
Residential Structures - New Construction	5,753,819	5,753,819			
Residential Structures - Rehab					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr	140,000	140,000			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
Subtotal	5,893,819	5,893,819	-	-	-
CONTRACTOR SERVICES					
DCA Limit 14.000%					
Builder Profit: 6.000% 396,079	396,078	396,078			
Builder Overhead 2.000% 132,026	132,025	132,025			
General Requirements* 6.000% 396,079	396,078	396,078			
*See QAP: General Requirements policy 14.000% 924,185	924,181	924,181			
Subtotal	924,181	924,181	-	-	-
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 7,525,500.00	Average TCHC: 107,507.14 per Res'l unit 112.14 per Res'l unit SF	107,507.14 per unit 112.14 per unit sq ft	108.66 per total sq ft		
CONSTRUCTION CONTINGENCY					
Construction Contingency 5.00%	375,900	375,900			

PART FOUR - USES OF FUNDS - 2017-011 Kershaw Greene, Vidalia, Toombs 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	57,375	57,375			
Construction Loan Interest	212,173	212,173			
Construction Legal Fees	15,000	15,000			
Construction Period Inspection Fees	18,000	18,000			
Construction Period Real Estate Tax	5,000	5,000			
Construction Insurance	30,000	30,000			
Title and Recording Fees	20,000	20,000			
Payment and Performance bonds					
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	357,548	357,548	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	326,648	326,648			
Architectural Fee - Supervision	12,000	12,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	15,000	15,000			
Accessibility Inspections and Plan Review					
Construction Materials Testing					
Engineering	112,883	112,883			
Real Estate Attorney	50,000	50,000			
Accounting	7,500	7,500			
As-Built Survey	5,000	5,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	549,031	549,031	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 257					
Building Permits	18,000	18,000			
Impact Fees					
Water Tap Fees waived? <input type="checkbox"/> Yes					
Sewer Tap Fees waived? <input type="checkbox"/> Yes					
Subtotal	18,000	18,000	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	32,250				
Permanent Loan Legal Fees	25,000				
Title and Recording Fees	20,000				
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	77,250				-

PART FOUR - USES OF FUNDS - 2017-011 Kershaw Greene, Vidalia, Toombs 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						
LIHTC Allocation Processing Fee	60,160	60,160				
LIHTC Compliance Monitoring Fee	56,000	56,000				
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	126,660				-
		EQUITY COSTS				
Partnership Organization Fees		20,000				
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	20,000				-
		DEVELOPER'S FEE				
Developer's Overhead	67.240%	932,345	932,345			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	32.760%	454,242	454,242			
	Subtotal	1,386,587	1,386,587	-	-	-
		START-UP AND RESERVES				
Marketing		4,597				
Rent-Up Reserves	71,249	228,101				
Operating Deficit Reserve:	178,662	187,410				
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 586	41,000	41,000			
Other: Health Services Reserve		50,000				
	Subtotal	511,108	41,000	-	-	-
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		11,405,039	10,310,066	-	-	-
Average TDC Per:	Unit:	162,929.13	Square Foot:	164.67		

PART FOUR - USES OF FUNDS - 2017-011 Kershaw Greene, Vidalia, Toombs County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs
 Amount of nonqualified nonrecourse financing
 Costs of Nonqualifying units of higher quality
 Nonqualifying excess portion of higher quality units
 Historic Tax Credits (Residential Portion Only)
 Other <Enter detailed description here; use Comments section if needed>

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
0		
0		
0		
0		
0		
0		
0		
0		0

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type:

DDA/QCT

10,310,066	0	0
0		0
10,310,066	0	0
130.00%		
13,403,086	0	0
100.00%	100.00%	100.00%
13,403,086	0	0
9.00%		
1,206,278	0	0
1,206,278		

Total Basis Method Tax Credit Calculation

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:

11,407,062	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):		
11,405,039				
1,250,000				
10,155,039	Funding Amount	0	Hist Desig	No

/ 10		
1,015,504	Federal	State
1.3500	= 0.8500	+ 0.5000
752,225		

752,225

752,000

752,000

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

PART FOUR - USES OF FUNDS - 2017-011 Kershaw Greene, Vidalia, Toombs County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction hard costs were estimated using comparable properties in the Woda Portfolio built by Woda Construction, Inc. New Construction of walkups is currently averaging about \$105,000/unit including Contractor Services. Given construction of this property will not begin until 2018, we added an inflation factor of about 2%.

The Permanent Loan Fees line includes a \$15,000 Financing Fee, \$1,500 Permanent Placement Fee, a \$4,500 processing fee, and a \$11,250 RHS Initial Guarantee Fee. These fees are documented in the commitment letter provided by Bellwether Enterprise.

The Rent-Up Reserve was calculated at 2% of TDC per our commitment letter from Bellwether Enterprise.

* To all applicants: in addition to your other comments, please provide methodology for determining applicable construction hard costs.

PART FOUR (b) - OTHER COSTS - 2017-011 - Kershaw Greene - Vidalia - Toombs, 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 Contributions In Aid <div style="display: flex; justify-content: space-between; border-top: 1px solid black; margin-top: 10px;"> Total Cost <input style="width: 80px; text-align: center;" type="text" value="15,000"/> Total Basis <input style="width: 80px; text-align: center;" type="text" value="-"/> </div>	\$30,000 has been budgeted for Contributions In Aid to cover any underground power expansion costs invoiced by the electricity provider.	We did not include this cost in basis.
<< Enter description here; provide detail & justification in tab Part IV-b >>		
<div style="display: flex; justify-content: space-between; border-top: 1px solid black; margin-top: 10px;"> Total Cost <input style="width: 80px; text-align: center;" type="text" value="-"/> Total Basis <input style="width: 80px; text-align: center;" type="text" value="-"/> </div>		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
<div style="display: flex; justify-content: space-between; border-top: 1px solid black; margin-top: 10px;"> Total Cost <input style="width: 80px; text-align: center;" type="text" value="-"/> Total Basis <input style="width: 80px; text-align: center;" type="text" value="-"/> </div>		

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

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

Health Services Reserve

The Health Services reserve will cover costs associated with setting up and providing health services to our tenants as part of the documented partnership with Meadows Wellness Center.

These costs were not included in basis.

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-011 Kershaw Greene, Vidalia, Toombs County

DCA Utility Region for project: South

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Georgia Department of Community Affairs		
January 1, 2017	Structure	2-Story Walkup

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Natural Gas	X			8	9	11		
Cooking	Electric	X			7	9	11		
Hot Water	Natural Gas	X			5	6	8		
Air Conditioning	Electric	X			10	13	16		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			38	47	57		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	89	111	136	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	<<Select Fuel >>								
Cooking	<<Select Fuel >>								
Hot Water	<<Select Fuel >>								
Air Conditioning	Electric								
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric								
Water & Sewer	Submetered*? <input type="checkbox"/> <Select>								
Refuse Collection									
Total Utility Allowance by Unit Size					0	0	0	0	0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

DCA COMMENTS

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

Historic
Historic
Historic
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	16	38	16	0	70
0	0	0	0	0	0
0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI
50% AMI
Total

0	9,620	29,460	14,586	0	53,666
0	2,220	7,856	3,366	0	13,442
0	11,840	37,316	17,952	0	67,108
0	0	0	0	0	0
0	11,840	37,316	17,952	0	67,108
0	0	0	0	0	0
0	11,840	37,316	17,952	0	67,108

Unrestricted
Total Residential
Common Space
Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

3,500

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

0.79%

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	38,500
Maintenance Salaries & Benefits	38,500
Support Services Salaries & Benefits	0
Other (describe here)	
Subtotal	77,000

On-Site Office Costs

Office Supplies & Postage	10,750
Telephone	6,300
Travel	500
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	2,000
Internet/Cable	2,500
Subtotal	22,050

Maintenance Expenses

Contracted Repairs	16,000
General Repairs	15,225
Grounds Maintenance	10,250
Extermination	4,500
Maintenance Supplies	7,600
Elevator Maintenance	0
Redecorating	7,675
Other (describe here)	
Subtotal	61,250

On-Site Security

Contracted Guard	0
Electronic Alarm System	0
Subtotal	0

Professional Services

Legal	5,550
Accounting	6,700
Advertising	2,450
RHS Annual Guarantee	6,235
Subtotal	20,935

Utilities (Avg\$/mth/unit)

Electricity	10	8,320
Natural Gas	2	1,425
Water&Swr	6	5,375
Trash Collection		12,600
Other (describe here)		
Subtotal		27,720

Taxes and Insurance

Real Estate Taxes (Gross)*	33,250
Insurance**	14,500
Misc. Taxes and Fees	3,500
Subtotal	51,250

Management Fee:

	24,790
380.80	Average per unit per year
31.73	Average per unit per month

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

TOTAL OPERATING EXPENSES **284,995**

Average per unit 4,071.36
 Total OE Required 210,000

Replacement Reserve (RR) **17,500**

Proposed averaga RR/unit amount: 250

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	70 units x \$250 =	17,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	70	17,500

TOTAL ANNUAL EXPENSES **302,495**

V. APPLICANT COMMENTS AND CLARIFICATIONS

*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation.
 **To all Applicants: in addition to your other comments, please provide methodology for insurance calculation.
 The methodology used for real estate tax calculation as well as an insurance quote can be found in tab 0107.
 RHS Annual Guarantee is equal to .5% of the 538 Loan Amount per our commitment letter from Bellwether Enterprise.
 Since this is a Non-HOME property located in a USDA rural area, the National Non-Metropolitan Median Income Rents were used.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-011 Kershaw Greene, Vidalia, Toombs 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.82%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	24,790
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	440,760	449,575	458,567	467,738	477,093	486,635	496,367	506,295	516,421	526,749
Ancillary Income	3,500	3,570	3,641	3,714	3,789	3,864	3,942	4,020	4,101	4,183
Vacancy	(31,098)	(31,720)	(32,355)	(33,002)	(33,662)	(34,335)	(35,022)	(35,722)	(36,436)	(37,165)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(260,205)	(268,011)	(276,051)	(284,333)	(292,863)	(301,649)	(310,698)	(320,019)	(329,620)	(339,509)
Property Mgmt	(24,790)	(25,534)	(26,300)	(27,089)	(27,901)	(28,738)	(29,601)	(30,489)	(31,403)	(32,345)
Reserves	(17,500)	(18,025)	(18,566)	(19,123)	(19,696)	(20,287)	(20,896)	(21,523)	(22,168)	(22,834)
NOI	110,667	109,855	108,936	107,906	106,759	105,490	104,092	102,562	100,894	99,080
Mortgage A	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)	(9,224)	(9,501)	(9,786)
Cash Flow	30,837	29,800	28,650	27,381	25,988	24,466	22,807	21,008	19,063	16,964
DCR Mortgage A	1.53	1.52	1.51	1.49	1.48	1.46	1.44	1.42	1.39	1.37
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.53	1.52	1.51	1.49	1.48	1.46	1.44	1.42	1.39	1.37
Oper Exp Coverage Ratio	1.37	1.35	1.34	1.33	1.31	1.30	1.29	1.28	1.26	1.25
Mortgage A Balance	1,239,942	1,229,370	1,218,256	1,206,574	1,194,295	1,181,387	1,167,818	1,153,556	1,138,564	1,122,805
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-011 Kershaw Greene, Vidalia, Toombs 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.82%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	24,790
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	537,284	548,030	558,990	570,170	581,573	593,205	605,069	617,170	629,514	642,104
Ancillary Income	4,266	4,352	4,439	4,528	4,618	4,711	4,805	4,901	4,999	5,099
Vacancy	(37,909)	(38,667)	(39,440)	(40,229)	(41,033)	(41,854)	(42,691)	(43,545)	(44,416)	(45,304)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(349,694)	(360,185)	(370,990)	(382,120)	(393,583)	(405,391)	(417,553)	(430,079)	(442,982)	(456,271)
Property Mgmt	(33,316)	(34,315)	(35,345)	(36,405)	(37,497)	(38,622)	(39,781)	(40,974)	(42,203)	(43,469)
Reserves	(23,519)	(24,224)	(24,951)	(25,699)	(26,470)	(27,264)	(28,082)	(28,925)	(29,793)	(30,686)
NOI	97,114	94,991	92,703	90,245	87,607	84,784	81,767	78,548	75,120	71,472
Mortgage A	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(10,079)	(10,382)	(10,693)	(11,014)	(11,344)					
Cash Flow	14,705	12,280	9,680	6,901	3,934	12,455	9,437	6,219	2,790	(857)
DCR Mortgage A	1.34	1.31	1.28	1.25	1.21	1.17	1.13	1.09	1.04	0.99
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.34	1.31	1.28	1.25	1.21	1.17	1.13	1.09	1.04	0.99
Oper Exp Coverage Ratio	1.24	1.23	1.21	1.20	1.19	1.18	1.17	1.16	1.15	1.13
Mortgage A Balance	1,106,239	1,088,826	1,070,522	1,051,282	1,031,057	1,009,798	987,451	963,960	939,268	913,312
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-011 Kershaw Greene, Vidalia, Toombs 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.82%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	24,790
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	654,946	668,045	681,406	695,034	708,935	723,113	737,576	752,327	767,374	782,721
Ancillary Income	5,201	5,305	5,411	5,519	5,630	5,742	5,857	5,974	6,094	6,215
Vacancy	(46,210)	(47,134)	(48,077)	(49,039)	(50,020)	(51,020)	(52,040)	(53,081)	(54,143)	(55,226)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(469,959)	(484,058)	(498,580)	(513,537)	(528,943)	(544,811)	(561,156)	(577,991)	(595,330)	(613,190)
Property Mgmt	(44,773)	(46,117)	(47,500)	(48,925)	(50,393)	(51,905)	(53,462)	(55,066)	(56,718)	(58,419)
Reserves	(31,607)	(32,555)	(33,532)	(34,538)	(35,574)	(36,641)	(37,740)	(38,873)	(40,039)	(41,240)
NOI	67,598	63,485	59,128	54,515	49,635	44,478	39,034	33,291	27,238	20,862
Mortgage A	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt										
Cash Flow	(4,732)	(8,844)	(13,201)	(17,815)	(22,695)	(27,851)	(33,295)	(39,038)	(45,092)	(51,467)
DCR Mortgage A	0.93	0.88	0.82	0.75	0.69	0.61	0.54	0.46	0.38	0.29
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.93	0.88	0.82	0.75	0.69	0.61	0.54	0.46	0.38	0.29
Oper Exp Coverage Ratio	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03
Mortgage A Balance	886,029	857,350	827,203	795,514	762,204	727,189	690,383	651,694	611,026	568,277
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-011 Kershaw Greene, Vidalia, Toombs 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.82%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	24,790
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	798,376	814,343	830,630	847,243	864,188
Ancillary Income	6,340	6,467	6,596	6,728	6,862
Vacancy	(56,330)	(57,457)	(58,606)	(59,778)	(60,973)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(631,586)	(650,533)	(670,049)	(690,151)	(710,855)
Property Mgmt	(60,172)	(61,977)	(63,836)	(65,751)	(67,724)
Reserves	(42,477)	(43,751)	(45,064)	(46,416)	(47,808)
NOI	14,150	7,091	(329)	(8,125)	(16,311)
Mortgage A	(72,329)	(72,329)	(72,329)	(72,329)	(72,329)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	(58,179)	(65,238)	(72,659)	(80,455)	(88,641)
DCR Mortgage A	0.20	0.10	(0.00)	(0.11)	(0.23)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.20	0.10	(0.00)	(0.11)	(0.23)
Oper Exp Coverage Ratio	1.02	1.01	1.00	0.99	0.98
Mortgage A Balance	523,341	476,105	426,454	374,262	319,399
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-011 Kershaw Greene, Vidalia, Toombs County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="7,500"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.82%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="6.00%"/>
Expense Growth Rate (3.00%)	<input type="text" value="Yes"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value="24,790"/>
Percent of Effective Gross Income	<input type="text"/>	--> If Yes, indicate actual percentage:	<input type="text"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

<p>APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)</p> <p>Documentation to support a DCR above 1.40 in Years 1-8 has been provided in tab 44.02.</p>	
--	--

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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

We have applied for a USDA-RD (538 Guaranteed) funding. We have received the USDA Notice to Proceed (Notice of Funds Available Selection Letter) and have included in this application. Lender preliminary commitment letter is also included with this application (Bellwether Enterprise).

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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.

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.

Pass?

Is this Criterion met?

		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
	1 BR	1	0	154,420 x 0 units =	0	0
	2 BR	2	0	187,511 x 0 units =	0	0
	3 BR	3	0	229,637 x 0 units =	0	0
	4 BR	4	0	270,341 x 0 units =	0	0
<i>Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	0	110,334 x 0 units =	0	0
	1 BR	1	0	144,909 x 0 units =	0	0
	2 BR	2	0	176,506 x 0 units =	0	0
	3 BR	3	0	217,443 x 0 units =	0	0
	4 BR	4	0	258,414 x 0 units =	0	0
<i>Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup	Efficiency	0	0	91,210 x 0 units =	0	0
	1 BR	1	16	125,895 x 16 units =	2,014,320	0
	2 BR	2	38	159,553 x 38 units =	6,063,014	0
	3 BR	3	16	208,108 x 16 units =	3,329,728	0
	4 BR	4	0	259,274 x 0 units =	0	0
<i>Subtotal</i>		<i>70</i>	<i>11,407,062</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	0	95,549 x 0 units =	0	0
	1 BR	1	0	133,769 x 0 units =	0	0
	2 BR	2	0	171,988 x 0 units =	0	0
	3 BR	3	0	229,318 x 0 units =	0	0
	4 BR	4	0	286,647 x 0 units =	0	0
<i>Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type		70	11,407,062	0	0	0

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

11,405,039

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

2

Project Cost Limit (PCL)

11,407,062

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 Total Development Costs for this project are less than the allowed max Total Development Costs for

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

Kershaw Greene has been designed as a Family development.

4 REQUIRED SERVICES

Pass?

A. Applicant certifies that they will designate the specific services and meet the additional policies related to services.

Does Applicant agree?

Agree

B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:

- 1) Social & recreational programs planned & overseen by project mgr Specify:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

Holiday Dinners

Computer Classes

Wellness Promotion Classes

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:

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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.

Woda Management has considerable experience with such services; will adapt to desires of tenants. Kershaw Greene has a MOU with Meadows Wellness Center to provide preventive health screening & wellness programs. This will include wellness promotion classes and smoking cessation program

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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.

5 MARKET FEASIBILITY

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

A.	Bowen National Research	
B.	7 months	
C.	98.10%	
D.	13.10%	

Pass?

Project Nbr	Project Name
1	N/A
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

Threshold Justification per Applicant

No other LIHTC apps nearby in 2014-2016. The overall occupancy and capture rates are very strong.

DCA's Comments:

6 APPRAISALS

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

Appraiser's Name:

Pass?

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

- 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?

Threshold Justification per Applicant

There is no identity of interest between the Seller and the Buyer. The site was not rezoned. The Buyer will be acquiring part of Tax ID # C28A 108 for a total of 9.83 acres and will be subdivided at that time.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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.

7 ENVIRONMENTAL REQUIREMENTS

Pass?

- A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?
 - 1) If "Yes", name of company that prepared the noise assessment?
 - 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
 - 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

A.	United Consulting	
B.	No	
C.	Yes	
1)	United Consulting	
2)	<65	

Airfield, Road

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

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

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

1) Lead-based paint?	No		5) Endangered species?	No		9) Mold?	No	
2) Noise?	No		6) Historic designation?	No		10) PCB's?	No	
3) Water leaks?	No		7) Vapor intrusion?	No		11) Radon?	No	
4) Lead in water?	No		8) Asbestos-containing materials?	No				

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

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?	

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

G.	
----	--

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

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

H.	<<Select>>	<<Select>>
----	-------------------------------	-------------------------------

- I. List all contiguous Census Tracts:

I.	
----	--

- J. Is Contract Addendum included in Application?

J.	
----	--

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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.

United Consulting did not identify any on-site environmental conditions at the site or any off-site environmental conditions in the vicinity of the project site which would warrant further investigation. United Consulting determined that the site was not within 1,000 feet of a major highway or busy road. There were two roads within 1,000 feet of the site that had traffic counts. Ten year projections for both roads were less than 10,000 average daily traffic count. The site was not within 3,000 feet of a railroad or within 15 miles of a military field; but was within 5 miles of a civil airport. However, United Consulting concluded that as the exterior noise levels are less than 65 DNL no noise mitigation is required. Points F through J are N/A.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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.

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?** Expiration Date: 12/31/17
- B. Form of site control: Contract/Option
- C. Name of Entity with site control: The Woda Group, Inc.
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

Threshold Justification per Applicant

The Woda Group, Inc. can assign the purchase agreement to an affiliated party without any prior notice to or consent of the seller. The purchase agreement will be assigned prior to closing to Kershaw Greene Limited Partnership.

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.	No
B.	Yes
C.	Yes
D.	

Threshold Justification per Applicant

The Kershaw Greene site can be accessed via a direct public road, adjacent to 105 Melvin Page Drive. This public road is owned by the City of Vidalia and is paved, but not quite all the way to the site. The non-paved section is only about 100 feet long. The City has agreed to pave the road and intends to contribute to the cost. Our contribution is projected to be approx. \$7,500 and this amount has been included in our budgeted financial projections. Letter from City Manager has also been included in the application. Question D is N/A.

DCA's Comments:

10 SITE ZONING

- A. Is Zoning in place at the time of this application submission?
- B. Does zoning of the development site conform to the site development plan?
- C. Is the zoning confirmed, in writing, by the authorized Local Government official?
 - If "Yes":
 - 1) Is this written confirmation included in the Application?
 - 2) Does the letter include the zoning *and* land use classification of the property?
 - 3) Is the letter accompanied by a clear explanation of the requirements (include a copy of the applicable sections of the zoning ordinance highlighted for the stated classification)?
 - 4) Is the letter accompanied by all conditions of these zoning and land use classifications?
 - 5) If project is requesting HOME or HUD funds, does Local Government official also comment on whether project will include development of prime or unique farmland?
- D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site layout conforms to any moratoriums, density, setbacks or other requirements?
- E. Are all issues and questions surrounding the zoning and land use classification clearly defined prior to this application submission?

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

Threshold Justification per Applicant

City of Vidalia has confirmed the zoning.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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.

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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.

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:
Threshold Justification per Applicant

- 1) Gas
- 2) Electric

Atlanta Gas Light
Georgia Power

Pass?

- 1) Yes
- 2) Yes

Kershaw Greene will use both gas and electricity. Both utilities can be easily connected to the site.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?

- A1) No
- 2)
- B1) Yes
- 2) Yes

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

- 1) Public water
- 2) Public sewer

City of Vidalia
City of Vidalia

Threshold Justification per Applicant

The City of Vidalia will provide both water & sewer. There is a sewer line at the site. Water is available just 500 feet along a city owned street and can be easily connected to the site.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

- No
- Agree

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

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

A1) Building
A2) Other - explain: Covered Pavilion
A3) On-site laundry

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

- B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Equipped Playground		
2) Fenced Community Garden		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approved?
3) Equipped Fitness Room		
4) Equipped Computer Room		

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

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

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

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

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

- D. N/A
- 1)
- 2)
- 3a)
- 3b)

Threshold Justification per Applicant

In addition to the amenities referred to above Kershaw Greene will have a dedicated space available for the Meadows Wellness Center to provide preventive health screening & wellness programs to the residents.

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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 Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

A. <<Select>> <<Select>>

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C.

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 replace

D.

DCA Rehabilitation Work Scope form referenced above clearly

1. All immediate needs identified in the PNA.

1)

addresses:

2. All application threshold and scoring requirements

2)

3. All applicable architectural and accessibility standards.

3)

4. All remediation issues identified in the Phase I Environmental Site Assessment

4)

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as

E.

set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

Threshold Justification per Applicant

This section is N/A

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

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?

A. Yes

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

Yes

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

B. Yes

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?

C. Yes

Site Map delineates the approximate location point of each photo?

Yes

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D. Yes

Threshold Justification per Applicant

The conceptual site plan includes all relevant data. All requested maps and pictures have been included in the application.

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

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?

A. Agree

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?

B. Agree

Threshold Justification per Applicant

The Development Team is very committed to building sustainable developments.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
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?	1) a. Mobility Impaired	4	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	1) b. Roll-In Showers	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) Sight / Hearing Impaired	2	2%

- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Zeffert & Associates**

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

Threshold Justification per Applicant

The Development Team is experienced working with third party accessibility consultants.

DCA's Comments:

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	

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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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?

Pass?	
No	
Yes	

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.

A.		
----	--	--

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

1)	Yes	
----	-----	--

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

Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

2)	Yes	
----	-----	--

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)	

C.		
1)		
2)		

Threshold Justification per Applicant

A & C are N/A

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):

Pass?	
A.	Yes
B.	Yes
C.	No
D.	No

F. DCA Final Determination

E.	Certifying GP/Developer
F.	<< Select Designation >>

Threshold Justification per Applicant

Neither the project team nor the legal structure have changed since the Kershaw Greene pre-application was submitted. We have, however, changed the Kershaw Greene site within the Vidalia city limits since the pre-application.

The team was considered Qualified – Conditional. The condition being the submission of missing letters from State Housing Finance Agencies indicating good standing for out of state developments for the certifying entity. Our pre-application submission did not have the letters from Kentucky, Ohio, Pennsylvania, and Virginia. The good standing letters from these states are now included in this application. Letters from the other seven states where we have properties were included in the pre-application submitted in March 2017.

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?

Pass?	
A.	Yes
B.	No
C.	Yes

Threshold Justification per Applicant

Complete performance workbooks have been submitted for both The Woda Group, Inc. (deemed certifying entity) and Parallel Housing, Inc. including the Compliance History Summary

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

		Pass?	
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) <u>CHDOS Only</u> : 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 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.		

Threshold Justification per Applicant

Although Parallel Housing, Inc. is a non-profit entity and part of the ownership and development team, the Kershaw Greene application is not being submitted in the Non-Profit Set Aside.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

		Pass?	
A.	Name of CHDO: <input type="text"/> Name of CHDO Managing GP: <input type="text"/>		
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: <input type="text" value="0"/>		

Threshold Justification per Applicant

This section is N/A

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

		Pass?	
A.	Credit Eligibility for Acquisition	No	
B.	Credit Eligibility for Assisted Living Facility	No	
C.	Non-profit Federal Tax Exempt Qualification Status	No	
D.	Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]	No	
E.	Other (If Yes, then also describe): <input type="text"/>	No	

Threshold Justification per Applicant

This application does not require any legal opinions as listed above.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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24 RELOCATION AND DISPLACEMENT OF TENANTS

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

- 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			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:		

Threshold Justification per Applicant

This development does not require any relocation.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

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.

A.	Agree	
B.	Agree	
C.	Agree	
D.	Agree	
E.	Agree	
F.	Agree	
G.	Agree	
H.	Agree	

Threshold Justification per Applicant

The Development team fully understands the importance of AFFH.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

This application has been structured considering an optimal utilization of resources.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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	59	20
TOTALS:	10	10
	A.	0
	B.	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
- Organization Number: 0
- B. Financial and Other Adjustments** Number: 0

For each missing or incomplete document, one (1) point will be deducted
 One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions
 2-4 adjustments/revisions = one (1) pt deduction total; *then* (1) pt deducted for each add'l adjustment.

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	59	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: 70

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
14	

Actual Percent of Residential Units:

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

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

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:	

0.00%	0.00%
0	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

13	0
Yes	
12	
1	
0	

Scoring Justification per Applicant

The 3 amenities located within one mile for the extra Bonus point are: Medical Care Provider (Barrett Dental), Day Care Services (Jolly Juggles II) and Public Park (Ed Smith Complex)

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: Rural

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

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

PART NINE - SCORING CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	59 20

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

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

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

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

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

B. Access to Public Transportation

Choose **only one option in B.**

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

The site will be served by an organized "on-call" transportation service provided by Charris Enterprises.

DCA's Comments:

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

Charris Enterprises	(770) 899-8142
www.charrisenterprises.com	
<< Enter specific URL/webpage showing established <u>routes</u> from transit agency website (if different) here >>	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

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

N/A

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

Yes/No Yes/No

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

C.	N/a	
----	-----	--

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

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

Competitive Pool chosen:

LEED for Homes

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

Rural

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

Date of Course	2/14/17	Denis Blackburne	The Woda Group, Inc.	Yes	
Date of Course	3/3/17	Gregg Bayard	Parallel Housing, Inc.		

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

Yes	
-----	--

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

Date of Audit [] Date of Report []

N/a	
-----	--

A. Sustainable Communities Certification

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

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

1. EarthCraft Communities

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

2. Leadership in Energy and Environmental Design (LEED-ND v4)

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

Yes	
-----	--

PART NINE - SCORING CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

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Score Value	Self Score	DCA Score
TOTALS:	92	59 20

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

Commitments for Building Certification:

1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
2. Project will meet program threshold requirements for Building Sustainability?
3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

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

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

B.	Yes	
----	------------	--

C. Exceptional Sustainable Building Certification

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

3 C. Yes/No Yes/No

1.	No	
----	-----------	--

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

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

D.	1	0
1.	Yes	
2.	N/a	
3.	N/a	

Scoring Justification per Applicant

The Development Team is extremely committed to building sustainable developments. Many of its principals and individuals are fully engaged in sustainability, including being LEED Accredited Professionals, on the board of Southface Energy Institute and the Athens Land Trust. A third party sustainable consultant has determined that Kershaw Greene will achieve a minimum of 15% lower HERS rating than the ENERGY STAR Target Index and thus can claim the point for High Performance Building Design.

DCA's Comments:

7. STABLE COMMUNITIES

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

7

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

A. Census Tract Demographics

3

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

& Competitive Pool chosen: **Rural**

Yes/No Yes/No

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

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

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

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

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

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

C. Georgia Department of Public Health Stable Communities

Per Applicant Per DCA

2

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

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

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

2

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

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	59	20
	0	0
	No	

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

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.	0	
		Yes/No	Yes/No

i.)		
ii.)		

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
Project is in a QCT? **Yes** Census Tract Number: **9704.00**

1	1.		
1	2.		

Eligible Basis Adjustment: **DDA/QCT**

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	Score Value	Self Score	DCA Score
TOTALS:	92	59	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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

4

2.

a) *Public and Private Engagement*

Tenancy:

Family

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

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

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Score Value	Self Score	DCA Score
TOTALS: 92	59	20

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

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Score Value	Self Score	DCA Score
TOTALS: 92	59	20

Solution and Who Implements

--

C. Community Investment

1. Community Improvement Fund

Amount / Balance						
Source				Bank Name	Family	
Contact	Direct Line		Account Name			
Email				Bank Website		
Bank Contact	Direct Line		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

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?	1	2.		
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?				

3. Third-Party Capital Investment

Competitive Pool chosen: **Rural**

Unrelated Third-Party Name			
Unrelated Third-Party Type	<Select unrelated 3rd 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):	11,405,039
--	---------	---------	--------------------------------	------------

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	59	20
D.	0	
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

Kershaw Greene is not claiming any points in this section.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

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

Competitive Pool chosen:

Rural

Phased Development?

No

N/A

3

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

A. Phased Developments

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

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

OR

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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

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

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

(additional point)

3
1
2

1.	3	
2.		
3.		

Scoring Justification per Applicant

There has been no LIHTC development in the past 5 DCA application cycles in the city limits of Vidalia (Toombs County)

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	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

Bowen National Research disclosed a strong market need.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.	N/a	

12. EXCEPTIONAL NON-PROFIT

0

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

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

	2	
	2	
	70	

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

Unit Total

MGP	Kershaw Greene GP, LLC	0.7500%	David Cooper	NPSponsr	0	0.0000%	0
OGP1	Parallel Kershaw Greene GP, LLC	0.2500%	Curry Wadsworth	Developer	The Woda Group, Inc	0.0000%	David Cooper
OGP2	0	0.0000%	0	Co-Developer 1	Parallel Kershaw Greene Developer,	0.0000%	Curry Wadsworth
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Woda Investor Member, LLC	98.0000%	David Cooper	Developmt Consult	0	0.0000%	0
Slate LP	Woda Investor Member, LLC	1.0000%	David Cooper				

Scoring Justification per Applicant

DCA's Comments:

This is the only rural development being submitted in this round by this Development Team.

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Score Value	Self Score	DCA Score
TOTALS:	92	59
	2	0
	1	0

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

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

B. Designated Military Zones

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

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

City: **Vidalia** County: **Toombs** QCT? **Yes** Census Tract #: **9704.00**

Scoring Justification per Applicant

DCA's Comments:

Kershaw Greene is not claiming any points in this section.

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

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

	Amount	Amount
a)		
b)		
c)		
d)		
e)		
f)		
g)		
h)		
i)		
j)	1,250,000	
Total Qualifying Sources (TQS):		0

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

11,405,039	10.9601%	0.0000%
------------	-----------------	----------------

We will be using a RD 538 structure as leveraged funding. Bellwether Enterprise has provided the loan commitment.

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	59
	3	20

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

7
70
7
16

3	2	0
2	A. 2	0
	1. Agree	

2.	Yes	
3.	Yes	
4.	Yes	

B. Target Population Preference

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?

Nbr of Settlement units:

0	0.0%
---	------

3	0	0
1.		

2.		
----	--	--

Scoring Justification per Applicant

Kershaw Greene agrees to accept Section 811 PBRA or other DCA-offered RA vouchers for up to 10% of the units. Target Population Preference (item B) is N/A.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:

0

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:

0

Total Units

70

% of Total

0.00%

2	0	0
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A. 0	
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Kershaw Greene is not claiming any points in this section.

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:

0

Total Units

70

% of Total

0.00%

1	B.	
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DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

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TOTALS:	Score Value	Self Score	DCA Score
	92	59	20
	3	3	0

Agree or Y/N Agree or Y/N

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

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

Agree	
Yes	
Yes	
Yes	
Agree	

Diabetes, and the underlying contributing factors of obesity, physical activity and poor nutritional choices, as well as smoking are all identified in the multiple sources of local community health needs. Working with Dr. Nancy Stanley, Director of the Meadows Wellness Center, Meadows Regional Medical Center, affirmed these as health needs of the local low income community. Dr. Stanley proposed a Wellness Program for Kershaw Greene to address these local needs. In addition to a screening/wellness program, individuals identified as having abnormal screening results, will be referred to The Mercy Medical clinic for follow up treatment, at no cost.

A. Preventive Health Screening/Wellness Program for Residents

3

3	0
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- Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?
 - The services will be provided at least monthly and be offered at minimal or no cost to the residents?
 - The preventive health initiative includes wellness and preventive health care education and information for the residents?

a) Agree	
b) Yes	
c) Yes	

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

Occurrence Cost to Resident

a) Initial/Annual Health Risk Assessment - Blood Chemistry & Counseling	Annual/Quarterly	0
b) Ongoing Screening & Counseling - BP, BMI, Blood Glucose, Weight Management & Goal Setting	Monthly	0
c) Wellness Education - Diabetes Prevention & Smoking Cessation	Weekly/Monthly	0
d) Referrals for Primary Care to The Mercy Medical Clinic	As Needed	0

B. Healthy Eating Initiative

2

0	0
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Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?

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

Disagree	
2.	

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

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Score Value	Self Score	DCA Score
TOTALS:	92	59
	2	0
		0
		Disagree

C. Healthy Activity Initiative

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

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

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

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

a)		
b)		
c)		
d)		
e)		

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

f)		
g)		

Length of Trail _____ miles

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

2.		
----	--	--

Scoring Justification per Applicant

Kershaw Greene has entered into a MOU with Meadows Wellness Center to provide preventive health screening & wellness programs. This will include:

- Initial/Annual Health Risk Assessment – Blood Chemistry Panel with Lipid Profile and A1c Blood Sugar Evaluation; Nurse interview Evaluation for Health Risks; Wellness Goal Development to identify and reduce health risks.
- Monthly Assessment – on-site monthly assessment of participant health risk by nurse for Blood Pressure, Body Mass Index, Blood Glucose, goal setting and overall weight management.
- Wellness Promotion Classes – weekly on-site classes for 16 weeks, followed by monthly classes for 6 months. The class series then repeats.
- Smoking Cessation Program – on-site with classes per session.
- Primary Care/Care Management Referral – participants with abnormal screenings will be referred to Meadows Health Practices; participants qualifying for the 200% Poverty Level will be referred to The Mercy Medical Clinic.

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	1	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?

Vidalia City - 793
 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	J.D. Dickerson Primary School	PK-1	No	75.80	89.80			82.80	Yes
b) Middle/Junior High	J.R. Trippe Middle School	2-5	No	72.70	67.70	66.10		68.83	No
c) High	Vidalia Comprehensive High School		No	73.00	64.40	72.70		70.03	No
d) Primary/Elementary	J.D. Dickerson Primary School	PK-1	No						
e) Middle/Junior High	J.R. Trippe Middle School	2-5	No						
f) High	Vidalia Comprehensive High School		No						

Scoring Justification per Applicant

We used the CCRPI reports for the Vidalia schools for years 2013 – 2015. Only the Primary School is above the threshold target. The average for the Primary School and the Elementary School is above the threshold and hence scores 1 point.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs 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%

TOTALS:

Score Value	Self Score	DCA Score
92	59	20
2	2	0

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				6,962
Min Exceeded by:	0.00%	0.00%	0.00%	132.07%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs: 3,000
 Total Nbr of Jobs w/in the 2-mile radius: 6,962
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: 4,234
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: 60.82%

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	3,000	
Total Nbr of Jobs w/in the 2-mile radius	6,962	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	4,234	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	60.82%	0.00%

Project City	Vidalia
Project County	Toombs
HUD SA	Toombs Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

The number of jobs within 2 miles of the Kershaw Greene site is 6,962. As this is a Rural site the number of jobs exceeds the minimum jobs threshold by much more than 50%. More than 60% of the workforce travel more than 10 miles from their home to their place of work. Kershaw Greene scores the 2 workforce housing points. We also submitted the data for the closest known address and this disclosed the same result.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

We are not aware of any situations that would affect our compliance score.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	59	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-011 Kershaw Greene, Vidalia, Toombs County

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**Score
Value**

Self Score	DCA Score
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TOTALS:

92

59	20
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

In Section 11: Extended Affordability Commitment
 We committed to waive the qualified contract right and to forgo the cancellation option for at least 5 years after the end of the compliance period. We therefore claimed 1 point in this section.

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

Kershaw Greene
Vidalia, Toombs 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

Kershaw Greene
Vidalia, Toombs County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Kershaw Greene

Vidalia, Toombs County

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

Scoring Section 16 - Innovative Project Concept Narrative

Kershaw Greene

Vidalia, Toombs 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]