

Project Narrative
The Village at Wellington Way
Pooler, Chatham County

The Village at Wellington Way is a proposed 72 unit family development located in Pooler, Georgia. The proposed development will have 16 (one bedroom), 16 (two bedroom), and 36 (three bedroom) apartments. The proposed development will be an affordable housing solution for residents in Pooler, Georgia. Rents will be set in accordance with the county's percentage of median income, thus allowing many service and industry employees in the area the opportunity to have a nice, decent, safe and affordable housing place to live. There is a very large need for families in the market that has not been met. In addition, the development will make available 10% of its units at 50% of the area median income for integrated supportive housing. All residents will have access to CAT Freedom, which is a publically sponsored on-call transportation service that offers citizens an affordable transportation solution other than the fixed route services.

The proposed apartments will include the following features for the enjoyment of the residents; Clubhouse with exercise room, business center with computers and clothes care facility, playground and a picnic pavilion with outside grilling areas. The apartments will offer energy star certified appliances such as refrigerator with icemaker, stove, and dishwasher. Garbage disposals and microwave will also be provided. Green building techniques will be added with the Home Innovation Research Lab's (HIRL)'s National Green Building Standard, meeting Bronze level certification and High Performance Building Design which will benefit the residents with lower utility bills and provide for a sustainable building.

The Village at Wellington Way site is ideally located within minutes from the new Tanger Outlet which includes over 1,000,000 sq. ft. of retail and over 150 brand name department stores. This development along with many others in the Pooler area has spurred tremendous job creation in the retail industry. The average income of these retail workers should fall directly in the income range for the prospective residents of the proposed development. Chatham County is also home to many large employers such as Gulf Stream, Georgia-Pacific, International Paper, and JCB Inc. that has helped Pooler realize a more than threefold increase in population since 2000.

The Village at Wellingtons Way is accessed off of Rogers Street in the City of Pooler located directly across from the Pooler Recreation Park, a municipal park, that was many activities and a facility for the health and wellness of the residents. The development will be a significant benefit for the both the future residents, the neighboring residents, and the surrounding area of the community. The Village at Wellington Way will contribute to being part of a thriving community with local support where residents will be able live, work and play with strong schools, have safe neighborhoods, as well as benefit from the health housing initiative partnership with Saint Jospeh's Hospital. Monthly preventative health screenings will entail biometric screenings and health education regarding risk factors while annual diagnostic testing will check for cholesterol, blood sugar and hemoglobin A1c levels.

Project Narrative
The Village at Wellington Way
Pooler, Chatham County

PART ONE - PROJECT INFORMATION - 2017-012 The Village at Wellington Way, Pooler, Chatham 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:

2017-012

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	850,000	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-###			2017PA-012
			Have any changes occurred in the project since pre-application?			Yes - see Comment

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

Project Name previously used: Wellington Way DCA Project Nbr previously assigned

Has the Project Team changed? Yes 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	David Morrow		Title	President of General Partner	
Address	809 22nd Avenue		Direct Line	(205) 759-5781	
City	Tuscaloosa		Fax	(205) 391-0031	
State	AL	Zip+4	35401-2141		Cellular
Office Phone	(205) 759-5781	Ext.	240	E-mail	davidm@morrowrealty.com

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

IV. PROJECT LOCATION

Project Name	The Village at Wellington Way		Phased Project?	No	
Site Street Address (if known)	Rogers Street		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	1095 S Rogers Street, Pooler, GA 31322		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 32.108690	Longitude: -81.251420	Acreage	7.4500	
City	Pooler	9-digit Zip**	31322-2530		Census Tract Number
Site is predominantly located:	Within City Limits	County	Chatham		QCT?
In USDA Rural Area?	Yes	In DCA Rural County?	No		Overall:
			Rural		HUD SA:

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

Congressional	State Senate	State House
1	1	161

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

Political Jurisdiction

City of Pooler	Website	www.pooler-ga.us	
Name of Chief Elected Official	Mike Lamb	Title	Mayor
Address	100 SW Highway 80		City
Zip+4	31322-2530	Phone	(912) 748-7261
			Email
			mlamb@pooler-ga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	72	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				N/A

PART ONE - PROJECT INFORMATION - 2017-012 The Village at Wellington Way, Pooler, Chatham County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	71	0
Number of 50% Units	15	0
Number of 60% Units	56	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	71	
Common Space Units	1	
Total Units	72	

E. Buildings

Number of Residential Buildings	3
Number of Non-Residential Buildings	1
Total Number of Buildings	4

F. Total Residential Parking Spaces

148

D. Unit Area

Total Low Income Residential Unit Square Footage	74,420
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	74,420
Total Common Space Unit Square Footage	1,000
Total Square Footage from Units	75,420

Total Common Area Square Footage from Nonresidential areas	1,800
Total Square Footage	77,220

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

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

B. Mobility Impaired

Roll-In Showers

Nbr of Units Equipped: 4

Nbr of Units Equipped: 2

C. Sight / Hearing Impaired

Nbr of Units Equipped: 2

% of Total Units	5.6%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	2.8%	Required:	2%

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

No

VIII. SET ASIDES

A. LIHTC:

Nonprofit

Yes

B. HOME:

CHDO

No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-012 The Village at Wellington Way, Pooler, Chatham County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
1 Southern Community Builders, Inc.	The Village at Wellington Way	Direct	7		
2 Wellington Way GP, LLC	The Village at Wellington Way	Direct	8		
3 Community Action Partnership of North Ala	The Village at Wellington Way	Indirect	9		
4 Hawkeye, Inc.	The Village at Wellington Way	Indirect	10		
5 WDM, L.L.C.	The Village at Wellington Way	Direct	11		
6 David Morrow	The Village at Wellington Way	Indirect	12		

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

Project Participant	Name of Project	Project Participant	Name of Project
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-012 The Village at Wellington Way, Pooler, Chatham County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

New properties: to exercise an Extension of Cancellation Option? Yes If yes, expiration year: 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 ----->:	
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	July 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>A nonprofit sponsor and its wholly owned subsidiary have been added to the Development Team. There are no other significant or material changes from the HOME preapplication.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-012 The Village at Wellington Way, Pooler, Chatham 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)

Wellington Way Housing, LLLP				Name of Principal	David Morrow
809 22nd Avenue				Title of Principal	President of Sole Mbr of Oth
Tuscaloosa		Fed Tax ID:		Direct line	(705) 759-5781
AL	Zip+4	35401-2141	Org Type:	For Profit	Cellular
(205) 759-5781	240		E-mail	davidm@morrowrealty.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.

Southern Community Builders, Inc.				Name of Principal	Michael Tubbs
1909 Central Parkway SW				Title of Principal	CEO
Decatur		Website	www.CAPNA.org	Direct line	(256) 260-3127
AL	Zip+4	35601-6822		Cellular	
(256) 260-3127			E-mail	mtubbs@capna.org	

b. Other General Partner

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

Wellington Way GP, LLC				Name of Principal	David Morrow
809 22nd Avenue				Title of Principal	President of Sole Member
Tuscaloosa		Website	www.morrowcompanies.com	Direct line	(205) 759-5781
AL	Zip+4	35401-2141		Cellular	(205) 799-1638
(205) 759-5781			E-mail	davidm@morrowrealty.com	

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.

Regions Bank				Name of Principal	Reed Dolihite
1900 5th Avenue North, 25th Floor				Title of Principal	Vice President
Birmingham		Website	www.regions.com	Direct line	(205) 264-4017
AL	Zip+4	35203-2610		Cellular	(205) 306-3451
(205) 264-4017			E-mail	reed.dolihite@regions.com	

b. State Limited Partner

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

Gardner Capital, Inc.				Name of Principal	Michael Gardner
8000 Maryland Avenue, Suite 910				Title of Principal	President
Clayton		Website	www.gardnercapital.com	Direct line	(314) 561-5900
MI	Zip+4	63105-3752		Cellular	(214) 842-0215
(314) 561-5900			E-mail	michael@gardnercapital.com	

3. NONPROFIT SPONSOR

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

Community Action Partnership of North Alabama, Inc.				Name of Principal	Michael Tubbs
1909 Central Parkway SW				Title of Principal	CEO of Managing GP
Decatur		Website	www.CAPNA.org	Direct line	(256) 260-3127
AL	Zip+4	35601-6822		Cellular	
(256) 260-3127			E-mail	mtubbs@capna.org	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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II. DEVELOPER(S)

A. DEVELOPER

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

Community Action Partnership of North Alabama, Inc.				Name of Principal	Michael Tubbs
1909 Central Parkway SW				Title of Principal	CEO of Managing GP
Decatur		Website	www.CAPNA.org	Direct line	(256) 260-3127
AL		Zip+4	35601-6822	Cellular	
(256) 260-3127		E-mail	mtubbs@capna.org		

B. CO-DEVELOPER 1

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

WDM, L.L.C.				Name of Principal	David Morrow
809 22nd Avenue				Title of Principal	Sole Member
Tuscaloosa		Website	www.morrowcompanies.com	Direct line	(205) 759-5781
AL		Zip+4	35401-2141	Cellular	(205) 799-1638
(205) 759-5781		E-mail	davidm@morrowrealty.com		

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.

Bob Morrow Construction Company, Inc.				Name of Principal	David Morrow
2212 15th Street, Suite A				Title of Principal	President
Tuscaloosa		Website	www.bmccinc.com	Direct line	(205) 759-5781
AL		Zip+4	35401-2141	Cellular	(205) 799-1638
(205) 759-5781		E-mail	davidm@morrowrealty.com		

C. MANAGEMENT COMPANY

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

Morrow Realty Company, Inc.				Name of Principal	David Morrow
809 22nd Avenue				Title of Principal	President
Tuscaloosa		Website	www.morrowcompanies.com	Direct line	(205) 759-5781
AL		Zip+4	35401-2141	Cellular	(205) 799-1638
(205) 759-5781		E-mail	davidm@morrowrealty.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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D. ATTORNEY	Coleman Talley			Name of Principal	Gregory Clark
Office Street Address	910 N Patterson St			Title of Principal	Partner
City	Valdosta	Website	www.ColemanTalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	31601-4531	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 671-8260	E-mail	Greg.Clark@ColemanTalley.com		

E. ACCOUNTANT	RSM US LLP			Name of Principal	Jeffery T. Mardis, CPA
Office Street Address	216 Summit Blvd, Suite 300			Title of Principal	Partner
City	Birmingham	Website	www.rsmus.com	Direct line	(205) 278-0205
State	AL	Zip+4	35243-3507	Cellular	
10-Digit Office Phone / Ext.	(205) 278-0205	E-mail	jeff.mardis@rsmus.com		

F. ARCHITECT	Wallace Architects, L.L.C.			Name of Principal	Michael Kleffner
Office Street Address	120 S. Limit			Title of Principal	Project Manager
City	Sedalia	Website	www.wallacearchitects.com	Direct line	(660) 826-7000
State	MO	Zip+4	65301-3655	Cellular	(660) 281-7041
10-Digit Office Phone / Ext.	(660) 826-7000	E-mail	mikek@wallacearchitects.com		

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

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

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	David Morrow owns 100% of the interest in co-Developer WDM L.L.C. and in General Contractor.
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	David Morrow owns 100% of the interest in the sole member of Other General Partner of Owner and in General Contractor.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	David Morrow owns 100% of the interest in Management Company and in the sole member of Other General Partner.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0051%	No	Sole Shareholder of Managing GP is a nonprofit organization.
Other Genrl Prtnr 1	No	No	For Profit	0.0049%	No	The principal is the principal in Other GP, Managmeent Agent, & General Contractor
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	99.9800%	No	
State Ltd Partner	No	No	For Profit	0.0100%	No	
NonProfit Sponsor						
Developer						
Co-Developer 1	No	No	Nonprofit	0.0000%	No	Community Action Ptnrshp of North AL, Inc. is the Sole Shareholder of Managing C
Co-Developer 2	No	No	For Profit	0.0000%	No	Principal of WDM, LLC is the principal in Mgt Agent, Other GP, & General Contractor
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit	0.0000%	No	The principal is the principal in Other GP, Managmeent Agent, & WDM. LLC.
Managemen t Company	No	No	For Profit	0.0000%	No	The principal is the principal in Other GP, WDM, LLC, & General Contractor.
				Total	100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>There is an identity of interest between Hawkeye, Inc., WDM, L.L.C., Bob Morrow Construction Company, Inc. and Morrow Realty Company, Inc. David Morrow has a 100% ownership interest in each of these entities.</p> <p>The Federal Limited Partner and State Limited Partner in I.B.2. are proposed.</p>	
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PART THREE - SOURCES OF FUNDS - 2017-012 The Village at Wellington Way, Pooler, Chatham County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits			FHA Risk Share		Georgia TCAP *
	Historic Rehab Credits			FHA Insured Mortgage		USDA 515
	Tax Exempt Bonds: \$			Replacement Housing Funds	Yes	USDA 538
	Taxable Bonds			McKinney-Vento Homeless		USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	<input type="text" value="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	Regions Bank	8,138,988	5.000%	18
Mortgage B	Rockhall Funding Corp.	1,493,513	5.150%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Regions Bank	832,993		
State Housing Credit Equity	Gardner Capital, Inc.	442,000		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		10,907,494		
Total Construction Period Costs from Development Budget:		10,907,494		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-012 The Village at Wellington Way, Pooler, Chatham 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)	Rockhall Funding Corp.	1,493,513	5.150%	30	30	97,860	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	2.62% CAPNA and WDM, L.L.C.	39,113	0.000%	12	12		Cash Flow

Total Cash Flow for Years 1 - 15: 638,752
 DDF Percent of Cash Flow (Yrs 1-15) 6.123% 6.123%
 Cash flow covers DDF P&I? **Yes**

Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Regions Bank 98.9% & Gardner Capital 1%	7,479,252				Equity Check	+ / -	TC Equity
State Housing Credit Equity	Gardner Capital, Inc.	4,420,000				7,480,000	-748.00	% of TDC
Historic Credit Equity						4,420,000	0.00	56%
Invstmt Earnings: T-E Bonds								33%
Invstmt Earnings: Taxable Bonds								89%
Income from Operations								
Other:								
Other:								
Other:								
Total Permanent Financing:		13,431,878						
Total Development Costs from Development Budget:		13,431,878						
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

Regions Bank has committed to purchasing 98.9% of the federal credits, with \$7,404,452 as the federal equity investment. Gardner Capital has committed to purchasing 1% of the federal credits, with \$74,800 for federal equity investment, and has committed to purchasing 100% of the state credits, with \$4,420,000 for the state equity investment (\$4,494,800 total).

PART FOUR - USES OF FUNDS - 2017-012 The Village at Wellington Way, Pooler, Chatham County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				10,000	10,000				
Market Study				7,500	7,500				
Environmental Report(s)				10,000	10,000				
Soil Borings				15,000	15,000				
Boundary and Topographical Survey				10,000	10,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	52,500	-	-	-	
ACQUISITION					ACQUISITION				
Land				521,500				521,500	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	521,500	-	-	521,500	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	161,487		1,203,081	1,003,081			200,000	
Site Construction (Off-site)				25,000				25,000	
				Subtotal	1,003,081	-	-	225,000	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				6,513,920	6,513,920				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				180,000	180,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	6,693,920	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		475,320	475,320				
Builder Overhead	6.000%	475,320	6.000%	475,320	475,320				
General Requirements*	2.000%	158,440	2.000%	158,440	158,440				
	6.000%	475,320	6.000%	475,320	475,320				
*See QAP: General Requirements policy	14.000%	1,109,080		Subtotal	1,109,080	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs			Average TCHC:	127,198.32 per Res'l unit	125,431.68 per unit	116.95 per total sq ft			
9,031,081.00				121.35 per Res'l unit SF	119.74 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	5.00%			451,554	451,554				

PART FOUR - USES OF FUNDS - 2017-012 The Village at Wellington Way, Pooler, Chatham 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	47,606	47,606			
Construction Loan Interest	342,800	342,800			
Construction Legal Fees	45,000	45,000			
Construction Period Inspection Fees	15,840	15,840			
Construction Period Real Estate Tax	6,901	6,901			
Construction Insurance	47,031	47,031			
Title and Recording Fees	53,340	53,340			
Payment and Performance bonds	90,311	90,311			
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	648,829	648,829	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	86,400	86,400			
Architectural Fee - Supervision	28,800	28,800			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	6,000	6,000			
Accessibility Inspections and Plan Review	12,000	12,000			
Construction Materials Testing	20,000	20,000			
Engineering	67,500	67,500			
Real Estate Attorney	30,000	30,000			
Accounting	30,000	30,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	310,700	310,700	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 3,172					
Building Permits	36,000	36,000			
Impact Fees	83,160	83,160			
Water Tap Fees waived? <input type="text" value="No"/>	73,224	73,224			
Sewer Tap Fees waived? <input type="text" value="No"/>	36,000	36,000			
Subtotal	228,384	228,384	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	44,998				44,998
Permanent Loan Legal Fees	20,000				20,000
Title and Recording Fees	2,000				2,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	66,998				66,998

PART FOUR - USES OF FUNDS - 2017-012 The Village at Wellington Way, Pooler, Chatham County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	68,000	68,000				68,000
LIHTC Compliance Monitoring Fee	57,600	57,600				57,600
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	137,100				137,100
		EQUITY COSTS				
Partnership Organization Fees		50,000				50,000
Tax Credit Legal Opinion		2,500				2,500
Syndicator Legal Fees						
Other: <u>asset management fee</u>		81,000				81,000
	Subtotal	133,500				133,500
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,491,529	1,491,529			
	Subtotal	1,491,529	1,491,529	-	-	-
		START-UP AND RESERVES				
Marketing		35,000				35,000
Rent-Up Reserves	77,591	77,591				77,591
Operating Deficit Reserve:	204,112	204,112				204,112
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 576	41,500	41,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	358,203	41,500	-	-	316,703
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		13,431,878	12,031,077	-	-	1,400,801
Average TDC Per:	Unit:	186,553.86	Square Foot:	173.94		

PART FOUR - USES OF FUNDS - 2017-012 The Village at Wellington Way, Pooler, Chatham County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Eligible Basis Calculation

Total Basis	12,031,077	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,031,077	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>	130.00%		
Adjusted Eligible Basis	15,640,400	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	15,640,400	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,407,636	0	0
Total Basis Method Tax Credit Calculation	1,407,636		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

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

15,001,506	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig		
13,431,878						
1,493,513						
11,938,365						
/ 10						
1,193,837						
1.4000	=	Federal	0.8800	+	State	0.5200
852,740						
850,000						
850,000						
850,000						

PART FOUR - USES OF FUNDS - 2017-012 The Village at Wellington Way, Pooler, Chatham County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction Hard Costs are based on an estimate received from Bob Morrow Construction Company. Construction Interest taking from construction loan amount times average interest times 60% average loan amount over the 12 month period. Permit and tap fees are based on an estimate received from the City of Pooler based on local fee schedules.

Rent-Up Reserves of \$77,591 and Operating Deficit Reserve of \$204,112 has been set per equity investor requirements.

PART FOUR (b) - OTHER COSTS - 2017-012 - The Village at Wellington Way - Pooler - Chatham, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

Total Cost

DCA-RELATED COSTS

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

Total Cost

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

Total Cost

EQUITY COSTS

asset management fee

Prepaid fee required per the equity investor

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-012 The Village at Wellington Way, Pooler, Chatham 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

Zeffert & Associates HUD Model		
March 8, 2017	Structure	3+ Story

Paid By (check one)

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	Electric	X			9	11	11		
Cooking	Electric	X			6	8	11		
Hot Water	Electric	X			13	16	20		
Air Conditioning	Electric	X			14	22	30		
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			31	39	47		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	58	85		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	114	154	204	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

Paid By (check one)

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		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

Applicant contracted with Zeffert and Associates who provides HUD utility models for numerous state housing agencies, developers, local PJ, etc. to come up with the Utility Allowances.

DCA COMMENTS

II. UNIT SUMMARY

Units:

NOTE TO APPLICANTS: If the numbers compiled in this Summary do not appear to match what was entered in the Rent Chart above, please verify that all applicable columns were completed in the rows used in the Rent Chart above.

Low-Income
 60% AMI
 50% AMI
 Total
 Unrestricted
 Total Residential
 Common Space
 Total
 PBRA-Assisted
 (included in LI above)
 PHA Operating Subsidy-
 Assisted
 (included in LI above)
 Type of New Construction
 Construction
 Activity
 Acq/Rehab
 Substantial Rehab
 Only
 Adaptive Reuse
 Historic Adaptive Reuse
 Historic
 Building Type: Multifamily
 (for **Utility Allowance** and
 other purposes)
 1-Story
 Historic
 2-Story
 Historic
 2-Story Wlkp
 Historic
 3+-Story
 Historic
 SF Detached
 Historic
 Townhome
 Historic
 Duplex
 Historic
 Manufactured home
 Historic

Efficiency	1BR	2BR	3BR	4BR	Total	
0	14	13	29	0	56	(Includes inc-restr mgr units)
0	4	4	7	0	15	
0	18	17	36	0	71	
0	0	0	0	0	0	(no rent charged)
0	18	17	36	0	71	
0	0	1	0	0	1	
0	18	18	36	0	72	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	18	17	36	0	71	
0	0	0	0	0	0	
0	18	18	36	0	72	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	18	18	36	0	72	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	18	18	36	0	72	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	

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

Historic
Historic
Historic
Historic
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	18	18	36	0	72
0	0	0	0	0	0

Unit Square Footage:

Low Income 60% AMI
50% AMI
Total

Unrestricted
Total Residential
Common Space
Total

0	11,060	13,000	34,800	0	58,860
0	3,160	4,000	8,400	0	15,560
0	14,220	17,000	43,200	0	74,420
0	0	0	0	0	0
0	14,220	17,000	43,200	0	74,420
0	0	1,000	0	0	1,000
0	14,220	18,000	43,200	0	75,420

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

9,836

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other: Tenant paid health screening services	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720
Total OI in Mgt Fee	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720

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: Tenant paid health screening services	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720
Total OI in Mgt Fee	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720

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: Tenant paid health screening services	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720
Total OI in Mgt Fee	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720

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: Tenant paid health screening services	9,720	9,720	9,720	9,720	9,720
Total OI in Mgt Fee	9,720	9,720	9,720	9,720	9,720

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	38,000
Maintenance Salaries & Benefits	30,000
Support Services Salaries & Benefits	
Payroll taxes and Workman's Comp	10,700
Subtotal	78,700

On-Site Office Costs

Office Supplies & Postage	5,500
Telephone	5,000
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Preventative Health & Wellness Screenings	14,094
Subtotal	24,594

Maintenance Expenses

Contracted Repairs	10,000
General Repairs	10,000
Grounds Maintenance	25,000
Extermination	3,960
Maintenance Supplies	5,000
Elevator Maintenance	
Redecorating	3,000
Other (describe here)	
Subtotal	56,960

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	500
Accounting	5,000
Advertising	3,000
Other (describe here)	
Subtotal	8,500

Utilities (Avg\$/mth/unit)

Electricity	23	20,000
Natural Gas	0	
Water&Swr	3	2,500
Trash Collection		7,500
Other (describe here)		
Subtotal		30,000

Taxes and Insurance

Real Estate Taxes (Gross)*	46,040
Insurance**	32,400
Other (describe here)	
Subtotal	78,440

Management Fee:

	33,171
495.39	Average per unit per year
41.28	Average per unit per month

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

TOTAL OPERATING EXPENSES 310,365

Average per unit 4,310.63
Total OE Required 252,000

Replacement Reserve (RR) 18,000

Proposed averaga RR/unit amount: 250

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	72 units x \$250 =	18,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	72	18,000

TOTAL ANNUAL EXPENSES 328,365

V. APPLICANT COMMENTS AND CLARIFICATIONS

Real Estate Taxes and Insurance estimates are detailed in the Tab 1 item 6 with a quote from the insurance agent and discussions with the tax assessor. Utilities are conseravitve numbers that are based on operating history of similar properties management by management company and verified with the utility companies. Maintenance expenses are similiar in totals with other properties that the management company manages with similiar construction and layout.

In the event that expenses rise unexpectedly, the management company will consider a reduction in the management fee as an option to reduce expenses until the project stabilizes at the 1.20 debt coverage ratio.

The residents will pay \$5.00 for the health and wellness screening fees per month along with a portion of the additional diagnostic labs service fees. We estimate the total yearly paid by residents at \$9,720. The total estimated cost of the health and wellness screening and diagnostic labs service is \$14,094.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.96%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,171
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	491,820	501,656	511,690	521,923	532,362	543,009	553,869	564,947	576,246	587,770
Ancillary Income	9,836	10,033	10,234	10,438	10,647	10,860	11,077	11,299	11,525	11,755
Vacancy	(35,116)	(35,818)	(36,535)	(37,265)	(38,011)	(38,771)	(39,546)	(40,337)	(41,144)	(41,967)
Other Income (OI)	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(277,194)	(285,510)	(294,075)	(302,897)	(311,984)	(321,344)	(330,984)	(340,914)	(351,141)	(361,675)
Property Mgmt	(33,171)	(34,166)	(35,191)	(36,247)	(37,334)	(38,454)	(39,608)	(40,796)	(42,020)	(43,281)
Reserves	(18,000)	(18,540)	(19,096)	(19,669)	(20,259)	(20,867)	(21,493)	(22,138)	(22,802)	(23,486)
NOI	147,895	147,375	146,746	146,003	145,141	144,154	143,035	141,781	140,384	138,837
Mortgage A	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	50,036	49,516	48,887	48,143	47,281	46,294	45,176	43,921	42,524	40,977
DCR Mortgage A	1.51	1.51	1.50	1.49	1.48	1.47	1.46	1.45	1.43	1.42
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.51	1.51	1.50	1.49	1.48	1.47	1.46	1.45	1.43	1.42
Oper Exp Coverage Ratio	1.45	1.44	1.42	1.41	1.39	1.38	1.36	1.35	1.34	1.32
Mortgage A Balance	1,472,068	1,449,492	1,425,725	1,400,705	1,374,366	1,346,637	1,317,447	1,286,717	1,254,367	1,220,311
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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)	 	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.96%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,171
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	599,526	611,516	623,747	636,222	648,946	661,925	675,163	688,667	702,440	716,489
Ancillary Income	11,991	12,230	12,475	12,724	12,979	13,238	13,503	13,773	14,049	14,330
Vacancy	(42,806)	(43,662)	(44,536)	(45,426)	(46,335)	(47,261)	(48,207)	(49,171)	(50,154)	(51,157)
Other Income (OI)	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(372,526)	(383,701)	(395,212)	(407,069)	(419,281)	(431,859)	(444,815)	(458,159)	(471,904)	(486,061)
Property Mgmt	(44,579)	(45,916)	(47,294)	(48,713)	(50,174)	(51,679)	(53,230)	(54,827)	(56,471)	(58,166)
Reserves	(24,190)	(24,916)	(25,664)	(26,434)	(27,227)	(28,043)	(28,885)	(29,751)	(30,644)	(31,563)
NOI	137,135	135,271	133,236	131,024	128,629	126,040	123,250	120,252	117,036	113,591
Mortgage A	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	39,275	37,411	35,376	33,165	30,769	28,181	25,391	22,392	19,176	15,731
DCR Mortgage A	1.40	1.38	1.36	1.34	1.31	1.29	1.26	1.23	1.20	1.16
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.40	1.38	1.36	1.34	1.31	1.29	1.26	1.23	1.20	1.16
Oper Exp Coverage Ratio	1.31	1.30	1.28	1.27	1.26	1.25	1.23	1.22	1.21	1.20
Mortgage A Balance	1,184,459	1,146,716	1,106,983	1,065,155	1,021,121	974,765	925,965	874,591	820,508	763,573
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.96%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,171
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	730,819	745,435	760,344	775,551	791,062	806,883	823,020	839,481	856,271	873,396
Ancillary Income	14,616	14,909	15,207	15,511	15,821	16,138	16,460	16,790	17,125	17,468
Vacancy	(52,180)	(53,224)	(54,289)	(55,374)	(56,482)	(57,611)	(58,764)	(59,939)	(61,138)	(62,360)
Other Income (OI)	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720	9,720
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(500,643)	(515,662)	(531,132)	(547,066)	(563,478)	(580,383)	(597,794)	(615,728)	(634,200)	(653,226)
Property Mgmt	(59,911)	(61,708)	(63,559)	(65,466)	(67,430)	(69,453)	(71,536)	(73,682)	(75,893)	(78,170)
Reserves	(32,510)	(33,485)	(34,490)	(35,525)	(36,590)	(37,688)	(38,819)	(39,983)	(41,183)	(42,418)
NOI	109,910	105,984	101,801	97,350	92,622	87,605	82,288	76,658	70,703	64,409
Mortgage A	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)	(97,860)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	12,051	8,124	3,941	(509)	(5,237)	(10,254)	(15,571)	(21,201)	(27,157)	(33,450)
DCR Mortgage A	1.12	1.08	1.04	0.99	0.95	0.90	0.84	0.78	0.72	0.66
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.12	1.08	1.04	0.99	0.95	0.90	0.84	0.78	0.72	0.66
Oper Exp Coverage Ratio	1.19	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.09	1.08
Mortgage A Balance	703,635	640,537	574,112	504,184	430,568	353,070	271,486	185,599	95,184	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.96%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,171
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	890,864	908,681	926,855	945,392	964,300
Ancillary Income	17,817	18,174	18,537	18,908	19,286
Vacancy	(63,608)	(64,880)	(66,177)	(67,501)	(68,851)
Other Income (OI)	9,720	9,720	9,720	9,720	9,720
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(672,823)	(693,007)	(713,797)	(735,211)	(757,268)
Property Mgmt	(80,515)	(82,930)	(85,418)	(87,981)	(90,620)
Reserves	(43,691)	(45,001)	(46,351)	(47,742)	(49,174)
NOI	57,765	50,756	43,367	35,584	27,393
Mortgage A	-	-	-	-	-
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	57,765	50,756	43,367	35,584	27,393
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.07	1.06	1.05	1.04	1.03
Mortgage A Balance	0	0	0	0	0
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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)	 	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.96%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,171
Percent of Effective Gross Income	 	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

The rents will be adjusted annually by a sufficient amount to offset any increase in actual expenses and maintain a debt service coverage ratio of 1.20 on all debt secured by a lien on the project for the entire compliance period.

(This area is currently blank and highlighted in yellow.)

PART EIGHT - THRESHOLD CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

Applicant Response | **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

Applicant used DCA underwriting requirements. Applicant certified as to all subsidies, sources of funds, and development costs. The proposed development and construction costs, equity pricing, and operating costs are reasonable. Rents are set below the Natinal Non-Metro limits. Utility allowances are per the HUD report. Preliminary commitments from all lenders and equity providers are included with the application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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?

Unit Type		Nbr Units	Unit Cost Limit total by Unit Type		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
					Nbr Units	Unit Cost Limit total by Unit Type
Detached/Se mi-Detached	Efficiency	0	0	128,669 x 0 units = 0	0	141,535 x 0 units = 0
	1 BR	1	0	168,462 x 0 units = 0	0	185,308 x 0 units = 0
	2 BR	2	0	204,394 x 0 units = 0	0	224,833 x 0 units = 0
	3 BR	3	0	250,016 x 0 units = 0	0	275,017 x 0 units = 0
	4 BR	4	0	294,230 x 0 units = 0	0	323,653 x 0 units = 0
Subtotal		0	0	0	0	0
Row House	Efficiency	0	0	120,734 x 0 units = 0	0	132,807 x 0 units = 0
	1 BR	1	0	158,379 x 0 units = 0	0	174,216 x 0 units = 0
	2 BR	2	0	192,727 x 0 units = 0	0	211,999 x 0 units = 0
	3 BR	3	0	237,087 x 0 units = 0	0	260,795 x 0 units = 0
	4 BR	4	0	281,584 x 0 units = 0	0	309,742 x 0 units = 0
Subtotal		0	0	0	0	0
Walkup	Efficiency	0	0	100,204 x 0 units = 0	0	110,224 x 0 units = 0
	1 BR	1	0	138,379 x 0 units = 0	0	152,216 x 0 units = 0
	2 BR	2	0	175,464 x 0 units = 0	0	193,010 x 0 units = 0
	3 BR	3	0	229,044 x 0 units = 0	0	251,948 x 0 units = 0
	4 BR	4	0	285,392 x 0 units = 0	0	313,931 x 0 units = 0
Subtotal		0	0	0	0	0
Elevator	Efficiency	0	0	104,177 x 0 units = 0	0	114,594 x 0 units = 0
	1 BR	1	18	145,848 x 18 units = 2,625,264	0	160,432 x 0 units = 0
	2 BR	2	18	187,519 x 18 units = 3,375,342	0	206,270 x 0 units = 0
	3 BR	3	36	250,025 x 36 units = 9,000,900	0	275,027 x 0 units = 0
	4 BR	4	0	312,532 x 0 units = 0	0	343,785 x 0 units = 0
Subtotal		72	15,001,506	0	0	0
Total Per Construction Type		72	15,001,506	0	0	0

MSA for Cost Limit purposes:

Savannah

Tot Development Costs:

13,431,878

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

2

Project Cost Limit (PCL)

15,001,506

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

DCA's Comments:

Total Development Costs are below the Project Cost Limit.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

DCA's Comments:

The project is designated as Family.

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:

One or more including potluck dinners, movie night, holiday festivities, and game night

preventive health screening and wellness program

C. For applications for rehabilitation of existing congregate supportive housing developments:

Name of behavioral health agency, continuum of care or service provider for which MOU is included:

C.

Threshold Justification per Applicant

DCA's Comments:

Applicant and nonprofit have substantial experience in providing the required services above.

PART EIGHT - THRESHOLD CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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.	John Wall and Associates	
B.	5 months	
C.	97.10%	
D.	6.40%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. Yes

Threshold Justification per Applicant

The market study shows a capture rate of less than 35%, absorption period is less than 24 months, and stabilized occupancy rate is higher than 93%. There are no 9% DCA tax credit projects in close proximity funded in 2013-2016 and there will be no significant adverse impact on the occupancy and financial health of the existing assisted rental housing properties in the area.

DCA's Comments:

6 APPRAISALS

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

Pass?

A. No
 B. No

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

Appraiser's Name:

- 1) Does it provide a land value?
- 2) Does it provide a value for the improvements?
- 3) Does the appraisal conform to USPAP standards?
- 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?

1)		
2)		
3)		
4)		

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

C. No

- D. Has the property been:

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

D.		
1)	No	
2)	No	
3)	No	

Threshold Justification per Applicant

Not applicable. There is not identity of interest between the buyer and seller of the project so an appraisal is not required.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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.	Accelerated Risk Management, LLC		
	B.	No	
	C.	Yes	
1)	Accelerated Risk Management, LLC		
	2)	62.9	

Road noise

--

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

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:

--

- 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?	No	
3)	Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?	No	
G.	If HUD approval has been previously granted, has the HUD Form 4128 been included?	N/A	

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

H.	The Census Tract for the property is characterized as [Choose either <i>Minority concentration</i> (50% or more minority), <i>Racially mixed</i> (25% - 49% minority), or <i>Non-minority</i> (less than 25% minority)]:	<<Select>>	<<Select>>
I.	List all contiguous Census Tracts:	N/A	
J.	Is Contract Addendum included in Application?	No	

Threshold Justification per Applicant

All environmental requirements are included. The Project does not involve HOME funds.

DCA's Comments:

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PART EIGHT - THRESHOLD CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

Applicant Response	DCA USE
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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: 7/31/18
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?		
A.	Yes	
B.	Contract/Option	<<Select>>
C.	Anthony H. Abbott and Jane H. Abbott, as Co-Trustees	
D.	No	

Threshold Justification per Applicant

Site control is evidenced by the option to purchase included with the application.

DCA's Comments:

9 SITE ACCESS

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

Pass?		
A.	Yes	
B.		
C.		
D.		

Threshold Justification per Applicant

Site is accessed directly from Rogers Street as shown on survey and site plan.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

The site meets all applicable zoning requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham 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

Not applicable.
Georgia Power

Pass?		
1)	No	
2)	Yes	

Georgia Power has confirmed electric service is available to the site per the letter included in the application.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?		
A1)	No	
2)	No	

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

- 1) Public water
- 2) Public sewer

City of Pooler
City of Pooler

B1)	Yes	
2)	Yes	

Threshold Justification per Applicant

The City of Pooler has confirmed that water and sewer are available to the site per the utility letter included in the application.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?		
A.	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)	Covered Porch	If "Other", explain here
A3)	On-site laundry	

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

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

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

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3) Playground		
4) Covered Pavilion with grills		

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

B.	Agree	
C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)		

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

All required standard and additional site and unit amenities are included.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

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

Threshold Justification per Applicant

Not applicable.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

All required plans, maps and photos are included in the application.

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

A.	Agree	Pass?
B.	Agree	

Threshold Justification per Applicant

The project will meet the national green building standard bronze certification and achieve the high performance standard per the DCA scoring criteria.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

Applicant Response	DCA USE
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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.

Pass?		
A1).	Yes	
2).	Yes	
3).	No	
4).	Yes	

- 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?	4	4	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%

B1)a.	Yes	
b.	Yes	
2).	Yes	

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

The DCA qualified consultant will perform the following: Name of Accessibility Consultant **E&A Team, Inc.**

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

C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

Threshold Justification per Applicant

Project will meet all applicable accessibility standards upon completion.

DCA's Comments:

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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: **A. Community Action Partnership of North Alabama, Inc.**
- B. Non-profit's Website: **B. www.CAPNA.org**
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? **C. Yes**
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? **D. Yes**
- E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? **E. Yes**
- F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? **F. Yes**
- G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?
 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? **G. Yes**
G. No
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? **H. Yes**
- 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. **I. Yes**

C.	Yes	
D.	Yes	
E.	Yes	
F.	Yes	
G.	Yes	
	No	
H.	Yes	
I.	Yes	

Threshold Justification per Applicant

The qualified nonprofit will materially participate in the project, will own 51% of the GP interest, and will receive 51% of the developer fee. The partnership agreement and opinion are included in the app.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

Pass?

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

B.		
C.		
D.		

Threshold Justification per Applicant

Not applicable.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

Pass?

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

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

Threshold Justification per Applicant

The opinion letter as to nonprofit qualification status is included in the application.

DCA's Comments:

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Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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24 RELOCATION AND DISPLACEMENT OF TENANTS

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

- 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	0		4) Number of Down units	0	
2) Number of Rent Burdened Tenants	0		5) Number of Displaced Tenants	0	
3) Number of Vacancies	0				

- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

No	

Threshold Justification per Applicant

Not applicable.

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

If selected, applicant will prepare and submit and AFFH Marketing Plan that meets all Threshold Criteria.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

Selection of the project for an allocation would be an effective, efficient, and lawful allocation and utilization of the Housing Credit Program.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

ΚΕΙΜΕΝΟΙ: 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.

Score Value	Self Score	DCA Score
92	62	20
TOTALS:	10	10
A.	0	0
B.	0	0

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	62 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: **71**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
0	
15	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.13%	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: **0**
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII: **4 0**

Nbr of PBRA Residential Units:

0	
---	--

0.00%	0.00%
4	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

Complete this section using results from completed current

B. Bonus Desirable

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

Scoring Justification per Applicant

13	0
Yes	
12	
1	
0	

There are well over the 12 noted desirable activities located in close proximity to the site. There are no undesirable or inefficient site activities located close to the site. The required Desirable/Undesirable form, photos, maps and directions are included in the application package.

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?
No	
No	
No	
N/a	
Yes	

PART NINE - SCORING CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	62 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

On-Call Service, CAT Freedom and Paratransit are provided by Chatham Area Transit. <http://www.catchacat.org/accessibility/cat-freedom>.

DCA's Comments:

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

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

6	A.	0	0
5	1.		
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:

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

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

Yes/No	Yes/No
N/a	

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

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

HIRL Natl Green Bldg Stds - Min Bronze

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

Competitive Pool chosen:

Rural

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

Date of Course	3/3/17	David Morrow	WDM, L.L.C.	Yes	
Date of Course		<<Enter Participant 's Name here>>	<<Enter Participant 's Company Name here>>		

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

Yes	
N/a	

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		Yes	

1. EarthCraft Communities

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

N/A

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

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

N/A

PART NINE - SCORING CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	62 20

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

Commitments for Building Certification:

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

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

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

C. Exceptional Sustainable Building Certification

- Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? 3

B.	Yes/No	Yes/No
B.	Yes	

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

C.	Yes/No	Yes/No
1.	No	
D.	1	0
1.	Yes	
2.	No	
3.	N/a	

Scoring Justification per Applicant

The project will meet the national green building standard minimum bronze level and high performance building design. The worksheet is included in the application for the bronze level certification. The worksheets for the energy star targets are included in the application and the target as designed is greater than 15% of the worse HERS Index (or worst case HERS index that is at least 15% lower than the ENERGY STAR target index) as shown and circled for each bedroom size. It will show the percentages as 1B is at 17%, 2B at 18% and the 3B at 16%.

DCA's Comments:

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

4	0
----------	----------

A Census Tract Demographics 3

2	
----------	--

& Competitive Pool chosen: **Rural**

Yes/No	Yes/No
--------	--------

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

Yes	
------------	--

2. Less than 15% below Poverty level (see Income) Actual Percent 11.82%

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

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

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

C. Georgia Department of Public Health Stable Communities 2

2	0
----------	----------

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: A3 <Select>

D. Mixed-Income Developments in Stable Communities Market units: 0 Total Units: 72 Mkt Pct of Total: 0.00% 2

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

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	62
	10	20
	0	0
	No	
	No	
	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 during the planning stages?	<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 in full 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

2	A.	0	
		Yes/No	Yes/No

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
 Date Plan originally adopted by Local Govt:
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:
 Date(s) Plan reauthorized/renewed by Local Government, if applicable:

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

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

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

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **108.03** Eligible Basis Adjustment: **<<Select>>**

1	1.	0	
1	2.	0	

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	Score Value	Self Score	DCA Score
TOTALS:	92	62	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

Entity Name		Website			
Contact Name	Direct Line	Email		Yes/No	Yes/No
a) i. CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (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		N/a	
CBO 2 Name		Purpose:		Letter of Support included?	
Community/neighborhd where partnership occurred		Website			
Contact Name	Direct Line	Email		N/a	
ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder. ii.					
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, <i>as delineated by the Community Transformation Plan</i> , 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					
Contact Name	Direct Line	Website			
		Email			

2. Quality Transformation Plan

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

4

2.

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

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Score Value	Self Score	DCA Score
TOTALS: 92	62	20

ii. Transformation Partner 2		<Select Transformation Prtrn type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name				Date(s) of publication of meeting notice	
Website				Publication(s)	
Contact Name	Direct Line			Social Media	
Email				Mtg Locatn	
Role				Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "I" or "ii" below for (b).				Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i. N/a
or	Nbr of Respondents				
ii. Public Meetings					ii. N/a
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	62	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance		Family	4		0	
Source			1	1.	0	
Contact	Direct Line	Bank Name	Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.			
Email		Account Name				
Bank Contact	Direct Line	Bank Website				
		Contact Email				
Description of Use of Funds						
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.						

2. Long-term Ground Lease

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.	0	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?			N/a	

3. Third-Party Capital Investment

Unrelated Third-Party Name	Competitive Pool chosen: Rural		2	3.	0	
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:						

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

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

Not Applicable.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

2	0
---	---

A. Phased Developments

Competitive Pool chosen:
Phased Development?

Rural
No

0

3

0	
---	--

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

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

Number:

Name

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

Number:

Name

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

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

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

0	0
---	---

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

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

3
2

1.	0	
2.	0	

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

2	0
---	---

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

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

(additional point)

3
1
2

1.	0	
2.	0	
3.	2	

Scoring Justification per Applicant

Last 9% LIHTC award was in 2012 justifying 2 points.

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	62
	2	0
	Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The market study shows no DCA funded project in the market area with less than 90% occupancy, growing economic conditions, no market overstatement, and capture rate of less than 35%.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.	0	
	No	

12. EXCEPTIONAL NON-PROFIT

Community Action Partnership of North Alabama, Inc.

Nonprofit Setaside selection from Project Information tab:

Yes

Is the applicant claiming these points for this project?

Is this 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:

	Yes/No	Yes/No
	Yes	
	Yes	
	Yes	

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2	2	
----------	----------	--

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

Unit Total **72**

MGP	Southern Community Builders, Inc.	0.0051%	Michael Tubbs	NPSponsr	Community Action Partnership of Nor	0.0000%	Michael Tubbs
OGP1	Wellington Way GP, LLC	0.0049%	David Morrow	Developer	Community Action Partnership of Nor	0.0000%	Michael Tubbs
OGP2	0	0.0000%	0	Co-Developer 1	WDM, L.L.C.	0.0000%	David Morrow
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Regions Bank	99.9800%	Reed Dolihite	Developmt Consult	0	0.0000%	0
State LP	Gardner Capital, Inc.	0.0100%	Michael Gardner				

Scoring Justification per Applicant

DCA's Comments:

This is a 72 unit family development in a rural area designated by USDA.

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Score Value	Self Score	DCA Score
TOTALS:	92	62
	0	0
	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

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: **Pooler** County: **Chatham** QCT? **No** Census Tract #: **108.03**

Scoring Justification per Applicant

DCA's Comments:

Not Applicable.

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4

4	0
Yes/No	Yes/No
a) Yes	
b) Yes	
c) Yes	
d) Yes	
e) N/a	
f) Yes	

Indicate that the following criteria are met:

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,493,513
1,493,513	

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

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

	13,431,878		
	11.1192%		0.0000%

The 538 loan commitment letter from Rockhall Funding and the NOSA from USDA are in amount higher than 10% of TDC.

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	62
	3	20
	No	

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

Ranking Pts	Value	Range	Ranking Pts
	0	0 - 10	1.
	0	0 - 10	2.
	0	0 - 5	3.
	0	0 - 5	4.
	0	0 - 5	5.
	0	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
71
7
18

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

B. Target Population Preference

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

3	0	0
1.	Disagree	
2.	Disagree	

Scoring Justification per Applicant

Applicant agrees to accept Integrated Supportive Housing/Section 811 RA per 17. A. above.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

A. Historic and Adaptive Reuse

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

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

0
0
72
0.00%

2	0	0
2	0	

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

B. Historic

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

Nbr Historic units:
Total Units
% of Total

0
72
0.00%

1	0	
----------	----------	--

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	62	20
	3	3	0

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
No	
No	
Agree	

St. Joseph's/Candler Hospital utilizes the mobile care unit to address risk factors and chronic disease management in underserved populations, ex. Low-income individuals who are "medically underserved due to financial barriers." Additionally, in Chatham County, heart disease is the #1 cause of death. The biometric screening services, wellness education programs, and diagnostic labs services are targeted health initiatives that promote ongoing dialogue between low-income persons and registered nurses to address these needs. The program is not a substitute for routine checkups, but rather a vessel for low-cost education and motivation to help create healthy housing initiatives.

A. Preventive Health Screening/Wellness Program for Residents

3 3 0

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence Cost to Resident

a) Preventive health screenings--biometric screenings including height, weight, blood pressure, pulse, BMI, and waist/hip measurements	monthly	5
b) Health education using a risk assessment tool with a comprehensive individual report	monthly	included with a)
c) Diagnostic testing will check for cholesterol, blood sugar and hemoglobin A1c levels	Annually	10
d) N/A		

B. Healthy Eating Initiative

2 0 0

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

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

Disagree	
a) N/a	
b) N/a	
c) N/a	
d) N/a	
e) N/a	
2. N/a	

Description of Monthly Healthy Eating Programs	Description of Related Event
a) Not applicable.	Not applicable.
b)	
c)	
d)	

PART NINE - SCORING CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	62
	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)	N/a	
b)	N/a	
c)	N/a	
d)	N/a	
e)	N/a	

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

f)	N/a	
g)	N/a	

Length of Trail miles

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

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

Scoring Justification per Applicant

A monthly preventative health screening and wellness education program will be provided for a nominal fee to the residents of Village of Wellington Way.

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?

Chatham County

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	Pooler Elementary School	PK-05	No	81.50	78.90	68.90	76.43	Yes	
b) Middle/Junior High	West Chatham Middle School	06,07,08	No	65.00	59.80	58.90	61.23	No	
c) High	New Hampstead High School	09,10,11,12	No	53.10	59.90	68.70	60.57	No	
d) Primary/Elementary	Pooler Elementary School	PK-05	No						
e) Middle/Junior High	West Chatham Middle School	06,07,08	No						
f) High	New Hampstead High School	09,10,11,12	No						

Scoring Justification per Applicant

Pooler Elementary School had an above average CCRPI score of over 75.5 ffrom 2013-2015.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
92	62	20
2	2	0

TOTALS:

2
2

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site			6,067	
Min Exceeded by:	0.00%	0.00%	1.12%	0.00%

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

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

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

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

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	6,000	
Total Nbr of Jobs w/in the 2-mile radius	6,067	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	3,947	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	65.06%	0.00%

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

Pooler
Chatham
Savannah
MSA
Rural

Scoring Justification per Applicant

Over 60% of workers in the area of the site travel over 10 miles to work.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

No members of the development team has a negative compliance history. All principals are in good standing per the syndicator letters included in the application.

DCA's Comments:

10	10
10	10
5	

TOTAL POSSIBLE SCORE

92

62	20
-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-012 The Village at Wellington Way, Pooler, Chatham County

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

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Score Value	Self Score	DCA Score
TOTALS: 92	62	20

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

Application claims the 3 Exceptional Nonprofit Points under paragraph 12 above. The 2016 audited financials for the nonprofit will not be available until June 2017 due to the large and ongoing operations of the organization. We have included the 2014 and 2015 audited financials and the 2016 unaudited financials under Tab 34. Since 1965, Community Action Partnership of North Alabama (CAPNA) has served low-income individuals in the Southeast. Today, the Partnership exists to be the premier and the preferred non-profit, working daily to reduce or eliminate the causes and consequences of poverty. It does this by producing results in low-income families through a comprehensive portfolio of services and community partnerships. Services range from housing and community development to early childhood Headstart programs to credit/homebuyer counseling with certified HUD counselors. CAPNA is always looking for potential grants and partnerships. Currently, the Partnership manages a portfolio of 36 developments in Alabama, South Carolina, and North Carolina. CAPNA's long-standing success in the affordable housing industry is a result of its top-notch executive leadership, its strong financial position, and extended services it provides to low-income families.

If the Owner/General Partner, Developer, or Principal's Compliance Score after deductions, if any, in Paragraph 22 drops below 10 points, Applicant claims up to 5 additional points under paragraph 22 above for demonstrating that the Project Team has successfully developed and currently owns over 20 Tax Credit Properties.

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

The Village at Wellington Way
Pooler, Chatham County

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

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

The Village at Wellington Way
Pooler, Chatham County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

The Village at Wellington Way

Pooler, Chatham County

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

Scoring Section 16 - Innovative Project Concept Narrative
The Village at Wellington Way
Pooler, Chatham 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]