

**Project Narrative**  
Wood Meadow Apartments  
Port Wentworth, Chatham County

Wood Meadow Apartments is an 80 unit family complex located in the city of Port Wentworth. It will consist of 8- one bedroom units, 48 - two bedroom units and 24 - three bedroom units. There will be 4 tenant buildings that will feature washer and dryers in each unit and dishwashers to appeal to family households. There will be a clubhouse with a covered porch. The complex will also have an equipped picnic pavilion, an equipped playground and tot-lot. The clubhouse will also be equipped with a designated screening space for the monthly wellness check ups. The complex will have rents structured for households at or below 50% and 60% of AMI as well as some market rate units. Wood Meadow Apartments will comply with the integrated supportive housing opportunity by accepting rental assistance for at least 10% of the total low-income units. We believe, based on our knowledge of the market area, that the proposed development will be favorably received in the market place and will present a sound investment for the Department of Community Affairs affordable housing resources. There have been no LIHTC developments in Port Wentworth.

**PART ONE - PROJECT INFORMATION - 2017-013 Wood Meadow Apartments, Port Wentworth, 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:

**2017-013**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	850,000	DCA HOME (from Consent Form)	\$	2,000,000
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-###			2017PA-008
			Have any changes occurred in the project since pre-application?			No

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

Project Name previously used: No DCA Project Nbr previously assigned N/A

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Allan Rappuhn		Title	Manager of GP	
Address	920 Florence Blvd.		Direct Line		
City	Florence		Fax	(256) 767-5804	
State	AL	Zip+4	35630-3731		Cellular
Office Phone	(256) 760-9657	Ext.	102	E-mail	arappuhn@gatewaymgt.com

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

**IV. PROJECT LOCATION**

Project Name	Wood Meadow Apartments		Phased Project?	No	
Site Street Address (if known)	Coldbrook Station Circle		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	7210 GA-21, Port Wentworth, GA 31407		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 32.197057	Longitude: -81.194913	Acreage	16.0000	
City	Port Wentworth	9-digit Zip**	31407-9217		Census Tract Number
Site is predominantly located:	Within City Limits	County	Chatham		QCT?
In USDA Rural Area?	Yes	In DCA Rural County?	No		DDA?
		Overall:	Rural		No
	Congressional	State Senate	State House		HUD SA:
	1	2	161		MSA
					Savannah

\* If street number unknown

Legislative Districts \*\*

If on boundary, other district:

**Political Jurisdiction**

Name of Chief Elected Official	Glen Jones		Title	Mayor	
Address	305 South Coastal Highway		City	Port Wentworth	
Zip+4	31407-2001	Phone	(912) 964-4379		Email
					gjones@cityofportwentworth.com

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

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

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

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

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

**PART ONE - PROJECT INFORMATION - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	72	0
Number of 50% Units	17	0
Number of 60% Units	55	0
Number of Unrestricted (Market) Units	8	
Total Residential Units	80	
Common Space Units	0	
Total Units	80	

**E. Buildings**

Number of Residential Buildings	4
Number of Non-Residential Buildings	2
Total Number of Buildings	6

**F. Total Residential Parking Spaces**

160

**VI. TENANCY CHARACTERISTICS**

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

Family

**D. Unit Area**

Total Low Income Residential Unit Square Footage	77,740
Total Unrestricted (Market) Residential Unit Square Footage	9,172
Total Residential Unit Square Footage	86,912
Total Common Space Unit Square Footage	0
Total Square Footage from Units	86,912

Total Common Area Square Footage from Nonresidential areas	2,480
Total Square Footage	89,392

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

If Other, specify:

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

% of Total Units	5.0%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	2.5%	Required:	2%

**B. Mobility Impaired**

Nbr of Units Equipped:	4
Roll-In Showers	2

**C. Sight / Hearing Impaired**

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

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

**A. LIHTC:** Nonprofit No

**B. HOME:** CHDO No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Rural

**X. TAX EXEMPT BOND FINANCED PROJECT**

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

**PART ONE - PROJECT INFORMATION - 2017-013 Wood Meadow Apartments, Port Wentworth, 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
Allan Rappuhn	Wood Meadow Apartments	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

**XII. PRESERVATION**

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-013 Wood Meadow Apartments, Port Wentworth, 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?	Yes	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	March 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

**XV. DCA COMMENTS - DCA USE ONLY**

<p>There have been no changes since the pre-application. Allan Rappuhn was Qualified with one condition, to submit letters from the Syndicator stating that all properties are in good standing. Letters from Syndicators are included in tab 19.</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-013 Wood Meadow Apartments, Port Wentworth, 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)

Wood Meadow Apartments, LP				Name of Principal		Allan Rappuhn	
920 Florence Blvd.				Title of Principal		Manager of GP	
Florence		Fed Tax ID:		Direct line			
AL	Zip+4	35630-3731	Org Type:	For Profit	Cellular	(256) 335-4030	
(256) 760-9657		102	E-mail		arappuhn@gatewaymgt.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.

Gateway Wood Meadow, LLC				Name of Principal		Allan Rappuhn	
920 Florence Blvd.				Title of Principal		Manager	
Florence		Website		Direct line			
AL	Zip+4	35630-3731	Cellular	(256) 335-4030			
(256) 760-9657		102	E-mail		arappuhn@gatewaymgt.com		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

**2. LIMITED PARTNERS (PROPOSED OR ACTUAL)**

**a. Federal Limited Partner**

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

Raymond James Tax Credit Equity Funds, Inc.				Name of Principal		John Colvin	
2900 Highway 280, Suite 100				Title of Principal		VP of Acquisitions	
Birmingham		Website		Direct line		(205) 874-4327	
AL	Zip+4	35223-2469	Cellular	(205) 516-3099			
(205) 874-4327			E-mail		john.colvin@raymondjames.com		

**b. State Limited Partner**

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

Raymond James Tax Credit Equity Funds, Inc.				Name of Principal		John Colvin	
2900 Highway 280, Suite 100				Title of Principal		VP of Acquisitions	
Birmingham		Website		Direct line		(205) 874-4327	
AL	Zip+4	35223-2469	Cellular	(205) 516-3099			
(205) 874-4327			E-mail		john.colvin@raymondjames.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Gateway Development Corporation				Name of Principal	Allan Rappuhn
920 Florence Blvd.				Title of Principal	Chairman
Florence		Website		Direct line	
AL		Zip+4	35630-3731	Cellular	(256) 335-4030
(256) 760-9657	102	E-mail	arappuhn@gatewaymgt.com		

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

Reed Construction Company, LLC				Name of Principal	J. Myles Reed
114 N. Hoyle Ave. #2				Title of Principal	Member
Bay Minette		Website		Direct line	(251) 937-9098
AL		Zip+4	36507-4828	Cellular	(251) 689-3966
(256) 937-9098		E-mail	myles@reedconstruct.com		

**C. MANAGEMENT COMPANY**

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

Gateway Management Company, LLC				Name of Principal	Randy Fleece
22 Inverness Pkwy. Suite 22				Title of Principal	President
Birmingham		Website	www.thegatewaycompanies.com	Direct line	
AL		Zip+4	35242-4818	Cellular	(205) 777-9765
(205) 980-3245	205	E-mail	rfleece@gatewaymgt.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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<b>D. ATTORNEY</b>	Coleman Talley			Name of Principal	Thomas Kurrie, Jr.
Office Street Address	910 N. Patterson St.			Title of Principal	Managing Partner
City	Valdosta	Website	www.colemantalley.com	Direct line	
State	GA	Zip+4	31601-4531	Cellular	(229) 548-4476
10-Digit Office Phone / Ext.	(229) 671-8216	E-mail	tom.kurrie@colemantalley.com		

<b>E. ACCOUNTANT</b>	Frost, Cummings, Tidwell Group, LLC			Name of Principal	Barry Tidwell
Office Street Address	2001 Park Place North, Suite 900			Title of Principal	Managing Partner
City	Birmingham	Website	www.thefctgroup.com	Direct line	
State	AL	Zip+4	35204-4803	Cellular	
10-Digit Office Phone / Ext.	(205) 822-1010	E-mail	barry.tidwell@thefctgroup.com		

<b>F. ARCHITECT</b>	McKean & Associates, Architects, LLC			Name of Principal	Rory McKean
Office Street Address	2315 Eastchase Lane			Title of Principal	Manager
City	Montgomery	Website	N/A	Direct line	
State	AL	Zip+4	36117-7026	Cellular	(334) 546-1821
10-Digit Office Phone / Ext.	(334) 272-4044	E-mail	rmckean@mckeanarch.com		

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

<b>A. LAND SELLER</b> (If applicable)	Michelle S. Vine	Principal	N/A	10-Digit Phone / Ext.	
Office Street Address	2910 River Drive, #103E		City	Savannah	
State	GA	Zip+4	31404-5092	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?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Gateway Development Corporation, the developer, has an identity of interest with Gateway Management Company, LLC, the management company. Allan Rappuhn is the Chairman of Gateway Development Corporation and the Managing Member of Gateway Management Company, LLC.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-013 Wood Meadow Apartments, Port Wentworth, 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? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<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	0.0100%	Yes	Please see comments below
Other Genrl Prtnr 1						
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	No	No	For Profit	0.0000%	Yes	Please see comments below
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	Yes	For Profit	0.0000%	No	
Managemen t Company	No	No	For Profit	0.0000%	Yes	Please see comments below
<b>Total</b>				<b>100.0000%</b>		

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS - DCA USE ONLY**

<p>The General Partner is Gateway Wood Meadow, LLC. Gateway Master GP, LLC and Gateway Holding, LLC are members of the General Partner. Allan Rappuhn is the Manager of all three entities. The Developer is Gateway Development Corporation, Allan Rappuhn is the Chairman and the Managemnet Company is Gateway Management Company, LLC. Allan Rappuhn is the Managing Member.</p>	
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**PART THREE - SOURCES OF FUNDS - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**I. GOVERNMENT FUNDING SOURCES (check all that apply)**

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
Yes	DCA HOME * -- Amt \$	2,000,000	No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	DCA HOME/TCAP Loan	2,000,000	0.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Raymond James Tax Credit Equity	5,938,696		
State Housing Credit Equity	Raymond James Tax Credit Equity	2,983,500		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>10,922,196</b>		
Total Construction Period Costs from Development Budget:		<b>10,922,196</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-013 Wood Meadow Apartments, Port Wentworth, 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)	DCA HOME Loan	2,000,000	1.000%	20	20	110,375	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 3.17%	Gateway Development Corporation	48,980	0.000%	5	5	9,796	Amortizing

Total Cash Flow for Years 1 - 15: 648,419  
 DDF Percent of Cash Flow (Yrs 1-15) **7.554%** 7.554%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Raymond James Tax Credit Equity	7,225,000					Equity Check + / - TC Equity
State Housing Credit Equity	Raymond James Tax Credit Equity	3,825,000					7,225,000 0.00 % of TDC
Historic Credit Equity							3,825,000 0.00 55%
Invstmt Earnings: T-E Bonds							29%
Invstmt Earnings: Taxable Bonds							84%
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		13,098,980					
Total Development Costs from Development Budget:		13,098,980					
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**

Allan Rappuhn received a DCA HOME consent for \$2,000,000. All commitment letters are included in the feasibility section.

**PART FOUR - USES OF FUNDS - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				8,000	8,000				
Market Study				5,000	5,000				
Environmental Report(s)				7,500	7,500				
Soil Borings				5,000	5,000				
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 >>									
				<b>Subtotal</b>	<b>25,500</b>	<b>-</b>	<b>-</b>	<b>10,000</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				800,000				800,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>800,000</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	75,000		1,200,000	1,200,000				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>1,200,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				6,425,000	6,425,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>6,425,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		457,500	457,500				
Builder Overhead	6.000%	457,500	6.000%	152,500	156,800				
General Requirements*	2.000%	152,500	2.000%	457,500	457,500				
*See QAP: General Requirements policy	6.000%	457,500	6.000%	1,067,500	1,071,800				
	<b>14.000%</b>	<b>1,067,500</b>	<b>Subtotal</b>	<b>1,067,500</b>	<b>1,071,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>	<b>Average TCHC:</b>			108,656.25 per Res'l unit	108,656.25 per unit	97.24 per total sq ft			
<b>8,692,500.00</b>				100.01 per Res'l unit SF	100.01 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency	4.95%			430,000	446,880				

**PART FOUR - USES OF FUNDS - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee					
Construction Loan Interest					
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees					
Construction Period Real Estate Tax	15,000	15,000			
Construction Insurance	21,000	21,000			
Title and Recording Fees					
Payment and Performance bonds	83,944	83,944			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>144,944</b>	<b>144,944</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	148,000	148,000			
Architectural Fee - Supervision	52,000	52,000			
Green Building Consultant Fee Max: 20,000	10,000	10,000			
Green Building Program Certification Fee (LEED or Earthcraft)	10,000	10,000			
Accessibility Inspections and Plan Review	10,000	10,000			
Construction Materials Testing					
Engineering	90,000	90,000			
Real Estate Attorney	40,000	40,000			
Accounting	18,000	18,000			
As-Built Survey	12,000	12,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>390,000</b>	<b>390,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 5,502</i>					
Building Permits	35,000	35,000			
Impact Fees	-	-			
Water Tap Fees <i>waived?</i>	202,590	202,590			
Sewer Tap Fees <i>waived?</i>	202,590	202,590			
<b>Subtotal</b>	<b>440,180</b>	<b>440,180</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	20,000				20,000
Permanent Loan Legal Fees	30,000				30,000
Title and Recording Fees	60,000				72,044
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>110,000</b>				<b>122,044</b>

**PART FOUR - USES OF FUNDS - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	68,000	68,000				68,000
LIHTC Compliance Monitoring Fee	64,000	64,000				64,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	139,500				139,500
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		500				500
Tax Credit Legal Opinion		2,000				2,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	2,500				2,500
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	20.000%	308,572	308,572			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,234,287	1,234,287			
	<b>Subtotal</b>	1,542,859	1,542,859	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		35,000				35,000
Rent-Up Reserves	81,937	81,937				81,937
Operating Deficit Reserve:	219,060	219,060				219,060
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 438	35,000	35,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	370,997	35,000	-	-	335,997
		<b>OTHER COSTS</b>				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>13,098,980</b>	<b>11,722,163</b>	<b>-</b>	<b>-</b>	<b>1,410,041</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	163,737.25	<b>Square Foot:</b>	146.53		

**PART FOUR - USES OF FUNDS - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**II. TAX CREDIT CALCULATION - BASIS METHOD**

**Subtractions From Eligible Basis**

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

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

**Eligible Basis Calculation**

Total Basis	11,722,163	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	11,722,163	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: <<Select>> 100.00%		
Adjusted Eligible Basis	11,722,163	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	89.45%	89.45%	89.45%
Qualified Basis	10,485,099	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	943,659	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>943,659</b>		

Type: <<Select>>

**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

15,026,360	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):		
13,098,980				
2,000,000				
11,098,980	Funding Amount	0	Hist Desig	No

/ 10		
1,109,898	Federal	State
1.3000	= 0.8500	+ 0.4500
<b>853,768</b>		

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**

850,000
850,000
<b>850,000</b>

**PART FOUR - USES OF FUNDS - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS - DCA USE ONLY**

Hard cost estimates were provided by our General Contractor, Reed Construction Company, LLC. These estimates were based on similar type projects completed by Reed Construction Company.

**PART FOUR (b) - OTHER COSTS - 2017-013 - Wood Meadow Apartments - Port Wentworth - 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 >>

[Empty description box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

**EQUITY COSTS**

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

[Empty description box for Equity Costs]

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 - 2017-013 Wood Meadow Apartments, Port Wentworth, 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

ECI Energy Consumption Model		
March 30, 2017	Structure	2-Story Walkup

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			69	81	94		
Cooking	Electric	X							
Hot Water	Electric	X							
Air Conditioning	Electric	X							
Range/Microwave	Electric	X							
Refrigerator	Electric	X							
Other Electric	Electric	X							
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			48	57	59		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>117</b>	<b>138</b>	<b>153</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

All electric cost is included in Heat section. Utility Allowances were calculated using the ECI Energy Consumption Model. Documents provided in tab 1. The energy consumption model is an approved HUD method for Utility Allowances. And accepted by DCA.

**DCA COMMENTS**





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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

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

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	0	39,072	22,266	0	61,338
0	6,536	7,392	2,474	0	16,402
0	6,536	46,464	24,740	0	77,740
0	0	4,224	4,948	0	9,172
0	6,536	50,688	29,688	0	86,912
0	0	0	0	0	0
0	6,536	50,688	29,688	0	86,912

**III. ANCILLARY AND OTHER INCOME** (annual amounts)

Ancillary Income

10,740

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

2.00%

Other Income (OI) by Year:

**Included in Mgt Fee:**

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	40,000
Maintenance Salaries & Benefits	15,000
Support Services Salaries & Benefits	
Other (describe here)	5,500
<b>Subtotal</b>	<b>60,500</b>

**On-Site Office Costs**

Office Supplies & Postage	2,000
Telephone	2,000
Travel	2,000
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other (describe here)	
<b>Subtotal</b>	<b>6,000</b>

**Maintenance Expenses**

Contracted Repairs	9,600
General Repairs	9,600
Grounds Maintenance	9,600
Extermination	9,600
Maintenance Supplies	9,600
Elevator Maintenance	
Redecorating	8,800
Other (describe here)	
<b>Subtotal</b>	<b>56,800</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	
<b>Subtotal</b>	<b>0</b>

**Professional Services**

Legal	2,000
Accounting	7,000
Advertising	2,000
Other (describe here)	
<b>Subtotal</b>	<b>11,000</b>

**Utilities (Avg\$/mth/unit)**

Electricity	16	15,000
Natural Gas	0	
Water&Swr	35	33,250
Trash Collection		15,000
Other (describe here)		
<b>Subtotal</b>		<b>63,250</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	48,600
Insurance**	35,750
Other (describe here)	
<b>Subtotal</b>	<b>84,350</b>

**Management Fee:**

**45,846**

616.21 Average per unit per year  
51.35 Average per unit per month

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

**TOTAL OPERATING EXPENSES 327,746**

Average per unit 4,096.83

Total OE Required 280,000

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

Proposed average RR/unit amount: 250

**Minimum Replacement Reserve Calculation**

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

**TOTAL ANNUAL EXPENSES 347,746**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Real estate taxes were calculated assuming a tax value of \$45,000 per unit or \$3,600,000. Using this tax value with a 40% assessment rate and a mill rate of 33.746(City and County), we have estimated property taxes to be \$48,600.

Insurance Premiums were calculated using an assumed tax value of \$8,937,600 (the amount of the construction contract) X .0040 (the average insurance rate across our portfolio) = \$35,750

**VI. DCA COMMENTS**

--

**PART SEVEN - OPERATING PRO FORMA - 2017-013 Wood Meadow Apartments, Port Wentworth, 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.49%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	45,846
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	537,000	547,740	558,695	569,869	581,266	592,891	604,749	616,844	629,181	641,765
Ancillary Income	10,740	10,955	11,174	11,397	11,625	11,858	12,095	12,337	12,584	12,835
Vacancy	(38,342)	(39,109)	(39,891)	(40,689)	(41,502)	(42,332)	(43,179)	(44,043)	(44,924)	(45,822)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(281,900)	(290,357)	(299,068)	(308,040)	(317,281)	(326,799)	(336,603)	(346,701)	(357,102)	(367,816)
Property Mgmt	(45,846)	(47,221)	(48,638)	(50,097)	(51,600)	(53,148)	(54,743)	(56,385)	(58,076)	(59,819)
Reserves	(20,000)	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)	(24,597)	(25,335)	(26,095)
NOI	161,652	161,408	161,054	160,586	159,998	159,284	158,438	157,454	156,327	155,048
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash Flow	48,778	48,534	48,180	47,712	47,123	46,409	45,563	44,580	43,453	42,173
DCR Mortgage A	1.46	1.46	1.46	1.45	1.45	1.44	1.44	1.43	1.42	1.40
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.46	1.46	1.46	1.45	1.45	1.44	1.44	1.43	1.42	1.40
Oper Exp Coverage Ratio	1.46	1.45	1.44	1.42	1.41	1.40	1.38	1.37	1.35	1.34
Mortgage A Balance	1,909,210	1,817,508	1,724,885	1,631,331	1,536,837	1,441,394	1,344,993	1,247,622	1,149,274	1,049,938
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-013 Wood Meadow Apartments, Port Wentworth, 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.49%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	45,846
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	654,600	667,692	681,046	694,667	708,560	722,731	737,186	751,930	766,968	782,308
Ancillary Income	13,092	13,354	13,621	13,893	14,171	14,455	14,744	15,039	15,339	15,646
Vacancy	(46,738)	(47,673)	(48,627)	(49,599)	(50,591)	(51,603)	(52,635)	(53,688)	(54,762)	(55,857)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(378,850)	(390,216)	(401,922)	(413,980)	(426,399)	(439,191)	(452,367)	(465,938)	(479,916)	(494,313)
Property Mgmt	(61,613)	(63,462)	(65,365)	(67,326)	(69,346)	(71,427)	(73,569)	(75,776)	(78,050)	(80,391)
Reserves	(26,878)	(27,685)	(28,515)	(29,371)	(30,252)	(31,159)	(32,094)	(33,057)	(34,049)	(35,070)
NOI	153,612	152,010	150,238	148,285	146,143	143,806	141,265	138,510	135,532	132,323
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash Flow	40,738	39,136	37,363	35,410	33,269	30,931	28,390	25,635	22,657	19,448
DCR Mortgage A	1.39	1.38	1.36	1.34	1.32	1.30	1.28	1.25	1.23	1.20
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.39	1.38	1.36	1.34	1.32	1.30	1.28	1.25	1.23	1.20
Oper Exp Coverage Ratio	1.33	1.32	1.30	1.29	1.28	1.27	1.25	1.24	1.23	1.22
Mortgage A Balance	949,603	848,261	745,901	642,512	538,085	432,608	326,073	218,466	109,779	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-013 Wood Meadow Apartments, Port Wentworth, 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.49%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	45,846
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	797,954	813,913	830,191	846,795	863,731	881,005	898,626	916,598	934,930	953,629
Ancillary Income	15,959	16,278	16,604	16,936	17,275	17,620	17,973	18,332	18,699	19,073
Vacancy	(56,974)	(58,113)	(59,276)	(60,461)	(61,670)	(62,904)	(64,162)	(65,445)	(66,754)	(68,089)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(509,143)	(524,417)	(540,150)	(556,354)	(573,045)	(590,236)	(607,943)	(626,181)	(644,967)	(664,316)
Property Mgmt	(82,803)	(85,287)	(87,846)	(90,481)	(93,195)	(95,991)	(98,871)	(101,837)	(104,892)	(108,039)
Reserves	(36,122)	(37,206)	(38,322)	(39,472)	(40,656)	(41,876)	(43,132)	(44,426)	(45,759)	(47,131)
NOI	128,871	125,168	121,202	116,963	112,439	107,619	102,490	97,041	91,257	85,126
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash Flow	15,996	12,293	8,327	4,088	(435)	(5,255)	(10,384)	(15,834)	(21,617)	(27,749)
DCR Mortgage A	1.17	1.13	1.10	1.06	1.02	0.98	0.93	0.88	0.83	0.77
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.17	1.13	1.10	1.06	1.02	0.98	0.93	0.88	0.83	0.77
Oper Exp Coverage Ratio	1.21	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.11	1.10
Mortgage A Balance	(110,882)	(222,878)	(335,999)	(450,256)	(565,661)	(682,226)	(799,961)	(918,880)	(1,038,993)	(1,160,312)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-013 Wood Meadow Apartments, Port Wentworth, 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.49%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	45,846
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	972,701	992,155	1,011,998	1,032,238	1,052,883
Ancillary Income	19,454	19,843	20,240	20,645	21,058
Vacancy	(69,451)	(70,840)	(72,257)	(73,702)	(75,176)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(684,245)	(704,773)	(725,916)	(747,693)	(770,124)
Property Mgmt	(111,280)	(114,619)	(118,057)	(121,599)	(125,247)
Reserves	(48,545)	(50,002)	(51,502)	(53,047)	(54,638)
NOI	78,634	71,765	64,507	56,842	48,756
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash Flow	(34,241)	(41,109)	(48,368)	(56,032)	(64,119)
DCR Mortgage A	0.71	0.65	0.58	0.51	0.44
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.71	0.65	0.58	0.51	0.44
Oper Exp Coverage Ratio	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	(1,282,851)	(1,406,620)	(1,531,633)	(1,657,901)	(1,785,439)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-013 Wood Meadow Apartments, Port Wentworth, 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.49%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	45,846
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Debt service payments are based on the DCA HOME loan of \$2,000,000. This is a fully amortizing 20 year loan.	
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**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, 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*

The project is feasible per the DCA guidelines. All commitment letters are included in tab 01.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, 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.*

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	128,669 x 0 units = 0	0	141,535 x 0 units = 0	0
1 BR	1	0	168,462 x 0 units = 0	0	185,308 x 0 units = 0	0
2 BR	2	0	204,394 x 0 units = 0	0	224,833 x 0 units = 0	0
3 BR	3	0	250,016 x 0 units = 0	0	275,017 x 0 units = 0	0
4 BR	4	0	294,230 x 0 units = 0	0	323,653 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	120,734 x 0 units = 0	0	132,807 x 0 units = 0	0
1 BR	1	0	158,379 x 0 units = 0	0	174,216 x 0 units = 0	0
2 BR	2	0	192,727 x 0 units = 0	0	211,999 x 0 units = 0	0
3 BR	3	0	237,087 x 0 units = 0	0	260,795 x 0 units = 0	0
4 BR	4	0	281,584 x 0 units = 0	0	309,742 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	100,204 x 0 units = 0	0	110,224 x 0 units = 0	0
1 BR	1	8	138,379 x 8 units = 1,107,032	0	152,216 x 0 units = 0	0
2 BR	2	48	175,464 x 48 units = 8,422,272	0	193,010 x 0 units = 0	0
3 BR	3	24	229,044 x 24 units = 5,497,056	0	251,948 x 0 units = 0	0
4 BR	4	0	285,392 x 0 units = 0	0	313,931 x 0 units = 0	0
<i>Subtotal</i>	<i>80</i>	<i>80</i>	<i>15,026,360</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	104,177 x 0 units = 0	0	114,594 x 0 units = 0	0
1 BR	1	0	145,848 x 0 units = 0	0	160,432 x 0 units = 0	0
2 BR	2	0	187,519 x 0 units = 0	0	206,270 x 0 units = 0	0
3 BR	3	0	250,025 x 0 units = 0	0	275,027 x 0 units = 0	0
4 BR	4	0	312,532 x 0 units = 0	0	343,785 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>80</b>		<b>15,026,360</b>	<b>0</b>		<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

The developments total costs are \$13,098,980. This is under the DCA Project Cost Limit Calculation.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

Wood Meadow is designed for Family tendencies.

**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: **Semi-monthly birthday parties/holiday dinners**
  - 2) On-site enrichment classes Specify: **Monthly Arts and Crafts**
  - 3) On-site health classes Specify:
  - 4) Other services approved by DCA Specify:

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

*Threshold Justification per Applicant*

*DCA's Comments:*

Applicant agrees to 2 basic ongoing services from two categories for Families.

Is this Criterion met?  **Yes**

MSA for Cost Limit purposes:

**Savannah**

Tot Development Costs: **13,098,980**

Cost Waiver Amount:

Historic Preservation Pts: **0**

Community Transp Opt Pts: **2**

**Project Cost Limit (PCL)**  
**15,026,360**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**5 MARKET FEASIBILITY**

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

Pass?	
A.	Jerry M. Koontz
B.	5 months
C.	97.90%
D.	3.30%

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 project meets all of the market feasibility requirements as shown above i.e. 5 month absorption rate, 97.3% overall market occupancy and 3.30% capture rate for all low tax credit units. Please see market study in tab 5.

*DCA's Comments:*

**6 APPRAISALS**

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

Appraiser's Name: N/A

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

*Threshold Justification per Applicant*

The property has not been rezoned, subdivided or modified. Please refer to tab 10 for zoning information. There is no identity of interest.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **Professional Service Industries, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Arpeggio Acoustic Consulting, Inc.**  
2) **64.9**

**A wall will be constructed to accommodate the outside amenities and construction materials will be used to accommodate inside noise levels per Attenuation Plan included in the Phase I.**

D. Is the subject property located in a:

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

D.  
1) **No**  
2) **Yes**  
a) **17.400%**  
b) **No**  
c) **Yes**  
3) **Yes**  
a) **4.700%**  
b) **No**  
c) **Yes**  
4) **No**

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

- 1) Lead-based paint? **No**
- 2) Noise? **Yes**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species? **No**
- 6) Historic designation? **No**
- 7) Vapor intrusion? **No**
- 8) Asbestos-containing materials? **No**

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

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

**A noise plan will be implemented as provided by Arpeggio Acoustic Consulting, LLC included in the Phase I.**

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

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

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

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

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

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

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

I. List all contiguous Census Tracts: 1. **106.03,106.01,9800.00,9503.00,303.05,303.04,303.01,304.02,108.01 and 108.03**

J. Is Contract Addendum included in Application?

J. **Yes**

*Threshold Justification per Applicant*

**Wetlands and Floodplain are identified on our site but will not be disturbed. The Army Corps of Engineers has made a determination on this site. A covenants maps is included in our Phase I.**

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**8 SITE CONTROL**

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

Pass?	
A.	Yes
B.	<<Select>>
C.	
D.	Yes

*Threshold Justification per Applicant*

Site Control is provided beyond 11/30/17. Please see contract included in tab 8. Allan Rappuhn is the Mgr. of the GP of Wood Meadow Apartments, LP and also the certifying principal of the applicant.

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A.	Yes
B.	
C.	
D.	

*Threshold Justification per Applicant*

The site is accessible via Coldbrook Station Circle, a paved road. Please see tab 9 for documentation.

*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)	Yes
D.	Yes
E.	Yes

*Threshold Justification per Applicant*

The site conforms to all zoning requirements as indicated by zoning letter and zoning ordinance sections. Please see tab 10 for required documentation.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

Georgia Power

*Threshold Justification per Applicant*

The site has electric service available per Georgia Power letter in tab 11.

*DCA's Comments:*

Pass?

No  
Yes

**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?

A1)  
2)

No  
Yes

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

- 1) Public water
- 2) Public sewer

City of Port Wentworth  
City of Port Wentworth

*Threshold Justification per Applicant*

Please see water and sewer availability letter from the City of Port Wentworth in tab 12.

*DCA's Comments:*

Pass?

Yes  
Yes

**13 REQUIRED AMENITIES**

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

Pass?

No  
Agree

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

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

A1) Building  
A2) Covered Porch If "Other", explain here  
A3) Washer and dryer in each unit

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Covered Pavillion with picnic and barbeque equipment		
2) Equipped playground		

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

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

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

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

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

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

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

*Threshold Justification per Applicant*

All amenities selected and described above will be provided for the complex. See attached site plan in tab 15.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

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

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

*Threshold Justification per Applicant*

Wood Meadow is a new construction development. Rehab standards are n/a.

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

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

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

*Threshold Justification per Applicant*

The conceptual site plan has been prepared in accordance with the threshold requirement and is included in tab 15.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

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

Pass?	
A.	Agree
B.	Agree

*Threshold Justification per Applicant*

The development will meet all energy requirements of the QAP and Architectural Manual.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**17 ACCESSIBILITY STANDARDS**

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	4	4	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team  
 The DCA qualified consultant will perform the following: Name of Accessibility Consultant **Zeffert & Associates**
  - 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
  - 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
  - 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
  - 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

Pass?		
A1).	Yes	
2)	Yes	
3)	No	
4)	Yes	
B1)a.	Yes	
b.	Yes	
2)	Yes	
C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

*Threshold Justification per Applicant*

The development will meet all accessibility requirements.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

**B. Standard Design Options for All Projects**

1) Exterior Wall Finishes (select one)

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

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

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

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

1) n/a  
2) n/a

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

*Threshold Justification per Applicant*

We agree to the DCA architectural design and quality standards selected above.

*DCA's Comments:*

**19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

- A. Did the Certifying Entity meet the experience requirement in 2016?
- B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?
- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

**F. DCA Final Determination**

*Threshold Justification per Applicant*

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

There have been no changes to the Project Team since pre-application.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

*Threshold Justification per Applicant*

Compliance history summary information was included in the pre-application process.

*DCA's Comments:*

Pass?		
A. Yes		
B. No		
C. Yes		

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

- A. Name of Qualified non-profit: A.
- B. Non-profit's Website: B.
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? C.
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? D.
- E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? E.
- F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? F.
- G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?  
 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G.
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.
- I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I.

Pass?		

*Threshold Justification per Applicant*

This section is not applicable.

*DCA's Comments:*

**22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE**

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

Pass?		

*Threshold Justification per Applicant*

This section is not applicable.

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living Facility
- C. Non-profit Federal Tax Exempt Qualification Status
- D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]
- E. Other (If Yes, then also describe): E.

Pass?		

*Threshold Justification per Applicant*

There are no required legal opinions for the application. This section is N/A

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).  
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:  
1) Number of Over Income Tenants  
2) Number of Rent Burdened Tenants  
3) Number of Vacancies  
4) Number of Down units  
5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):  
1) Individual interviews  
2) Meetings  
3) Written Notifications  
4) Other - describe in box provided:

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





*Threshold Justification per Applicant*

This development will be on undeveloped land and will not require any displacement or relocation.

*DCA's Comments:*

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

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

*Threshold Justification per Applicant*

When selected, we agree to prepare and submit an AFFH Marketing Plan that satisfies all requirements.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Pass?

We utilize the GAP method to verify optimal utilization of resources in order to verify that the development is not over sourced.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>63</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.	<b>0</b>	<b>0</b>
B.	<b>0</b>	<b>0</b>

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	63	20
	3	2	0

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **80**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
17	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.25%	0.00%

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

**B. Deeper Targeting through New PBRA Contracts**

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

Nbr of PBRA Residential Units:

0.00%	0.00%
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)

**B. Bonus Desirable**

(1 pt - see QAP)

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

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

Scoring Justification per Applicant

<b>13</b>	<b>0</b>
Yes	
12	
1	
0	

The development receives 12 points for desirable services within 2 miles of our site and the additional 1 bonus point for having 3 services i.e. a grocery, public park and medical service provider less than 1 mile driving distance of our site for a total of 13 points. There are no undesirable characteristics with 1/4 mile. Please see attached desirables documentation in tab 26.

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.

<b>2</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
N/a	
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63 20</b>

**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

Coastal Regional Coaches is an on call transit servicet provider that can be called call before 12:00 P.M. for a next day reservation. Reservations are taken daily Monday thru Friday from 7:00 A.M. to 5:00 P.M. Fares are \$3.00 per boarding or \$6.00 per round trip within your county. Fares outside your county are based on number of counties traveled. Documentation provided in tab 27.

DCA's Comments:

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

Coastal Regional Coaches of Georgia	(866) 543-6744
http://coastalregionalcoaches.com	
http://coastalregionalcoaches.com	

6	A.	0	0
5	1.		
4	2.		
1	3.		
<b>3</b>	B.	<b>0</b>	<b>0</b>
3	1.		
2	2.		
1	3.		
2	4.	<b>2</b>	

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

<b>2</b>		
----------	--	--

**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 requiremts 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

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily  
**Rural**

<b>3</b>	<b>2</b>	<b>0</b>
----------	----------	----------

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

Date of Course	4/27/17	Bill Beaver	Gateway Development Corporation	<b>Yes</b>
Date of Course	2/14/17	Dondi Williamson	McKean & Associates, Architects, LLC	

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

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

Date of Audit: [ ] Date of Report: [ ]

<b>Yes</b>	
------------	--

**A. Sustainable Communities Certification**

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

**1. EarthCraft Communities**

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

**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:

2	A.	Yes/No	Yes/No
		<b>No</b>	

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63 20</b>

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

**Commitments for Building Certification:**

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

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

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

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

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

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

*Scoring Justification per Applicant*

Bill Beaver, an employee of Gateway, the project developer, completed the Green Building for Affordable Housing training on 4/27/17. Dondi Williamson, the project architect, also completed the training on 2/14/17. Certificates and Earth Craft draft scoring worksheets are included in tab 29. We are claiming 1 point for committing to obtain a sustainable building certification based upon the Earth Craft House Multifamily program. In addition we are claiming 1 point for high performance building design. Our project design demonstrates a worst case HERS Index that is at least 15% lower than the Energy Star Target Index. All documentation is included in tab 29.

*DCA's Comments:*

**7. STABLE COMMUNITIES** (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7 **4 0**

**A Census Tract Demographics** 3 **2**

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

- |  |                |                                     |            |  |
|--|----------------|-------------------------------------|------------|--|
| <b>B.</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/):  |                |                                     | <b>Yes</b> |  |
| 2. Less than <input type="text" value="15%"/> below Poverty level (see Income)   | Actual Percent | <input type="text" value="11.82%"/> |            |  |
| 3. Designated Middle or Upper Income level (see Demographics)  | Designation:   | <input type="text" value="Upper"/>  |            |  |
| 4. (Flexible Pool) Project is <b>NOT</b> located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but <b>IS</b> located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".) |                |                                     |            |  |

**C. Georgia Department of Public Health Stable Communities** 2 **2 0**

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map:	Per Applicant	<input type="text" value="A1"/>	Per DCA	<input type="text" value="&lt;Select&gt;"/>
---	---------------	---------------------------------	---------	---

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	92	63
	10	20
	0	0

**8. TRANSFORMATIONAL COMMUNITIES (choose A or B)**

Is this application eligible for two or more points under 2017 Scoring Section 7 Stable Communities, regardless of whether the points are requested?  
 If applying for sub-section A, is the completed and executed DCA Neighborhood Redevelopment Certification included in the appropriate tab of the application?  
 If applying for sub-section B, is the completed and executed DCA Community Transformation Plan Certificate included in the appropriate tab of the application?

**Eligibility - The Plan** (if Transformation Plan builds on existing Revitalization Plan meeting DCA standards, fill out both Revitalization Plan and Transformation Plan columns):

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
b) Includes public input and engagement during the planning stages?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<input type="text" value="&lt;Enter page nbr(s) from Plan &gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan &gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
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?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
e) Discusses resources that will be utilized to implement the plan?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>
f) Is included in full in the appropriate tab of the application binder?	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>	<input type="text" value="&lt;Enter page nbr(s) from Plan here&gt;"/>

**Website address (URL) of Revitalization Plan:**  
**Website address (URL) of Transformation Plan:**

<input type="text" value=""/>
<input type="text" value=""/>

**A. Community Revitalization**

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

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

i.) <input type="text" value="Enter page nbr(s) here"/>
ii.) <input type="text" value=""/>
<input type="text" value=""/>

2 A. 

<input type="text" value=""/>	<input type="text" value=""/>
Yes/No	Yes/No

i.) <input type="text" value=""/>	<input type="text" value=""/>
ii.) <input type="text" value=""/>	<input type="text" value=""/>

- 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) <input type="text" value=""/>	<input type="text" value=""/>
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: **107.00** Eligible Basis Adjustment: **<<Select>>**

1.	<input type="text" value=""/>	<input type="text" value=""/>
2.	<input type="text" value=""/>	<input type="text" value=""/>

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63</b>	<b>20</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes. 1

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

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

N/a - no points are being claimed

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

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

4

2.

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

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

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

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>20</b>

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

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>20</b>

Solution and Who Implements

--	--

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

Family

4		
1	1.	

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

	Direct Line				
	Direct Line				

Bank Name	
Account Name	
Bank Website	
Contact Email	

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

**2. Long-term Ground Lease**

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

1	2.		
2	3.		

**3. Third-Party Capital Investment**

Competitive Pool chosen: Rural

Unrelated Third-Party Name

Unrelated Third-Party Type

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

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

<Select unrelated 3rd party type>	Improvement Completion Date


Full Cost of Improvement as a Percent of TDC:

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

Total Development Costs (TDC):  
13,098,980

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>63</b>	<b>20</b>
D.		
1.		
2.		

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

The project is not claiming any points under the transformational communities section.

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

Competitive Pool chosen:

Rural

4

4	0
---	---

**A. Phased Developments**

Phased Development?

No

0

3

A.		
1.		

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

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

Number:

--

Name

--

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

Number:

--

Name

--

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

2.		
3.		
4.		

**B. Previous Projects (Flexible Pool)**

(choose 1 or 2)

3

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

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

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

3  
2

1.		
2.		

**C. Previous Projects (Rural Pool)**

(choose 1 or 3)

4

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

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

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

3  
1  
2

1.	3	
2.	1	
3.		

Scoring Justification per Applicant

There have been no LIHTC developments in Port Wentworth since 2000.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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**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%?

*Scoring Justification per Applicant*

**TOTALS:**

<b>Score Value</b>	<b>92</b>	<b>Self Score</b>	<b>63</b>	<b>DCA Score</b>	<b>20</b>
	<b>2</b>		<b>2</b>		<b>0</b>
		Yes/No	Yes/No	Yes/No	Yes/No
A.		No			
B.		No			
C.		No			
D.		No			

The project meets all of the market characteristics for scoring. The overall tax credit capture rate is 3.3% as shown on page 15 of the Market study in tab 05.

*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:*

<b>1</b>	<b>1</b>	<b>0</b>
1	A. Yes	
1	B.	

**12. EXCEPTIONAL NON-PROFIT**

0

<b>3</b>		
	Yes/No	Yes/No

Nonprofit Setaside selection from Project Information tab:

No

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:*

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

<b>2</b>	<b>2</b>	
	Unit Total	<b>80</b>

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

MGP	Gateway Wood Meadow, LLC	0.0100%	Allan Rappuhn	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Gateway Development Corporation	0.0000%	Allan Rappuhn
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Raymond James Tax Credit Equity F	99.9800%	John Colvin	Developmt Consult	0	0.0000%	0
State LP	Raymond James Tax Credit Equity F	0.0100%	John Colvin				

*Scoring Justification per Applicant*

*DCA's Comments:*

This site is located in a USDA rural eligible area per attached map in tab 00.

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Score Value	Self Score	DCA Score
92	63	20

**TOTALS:**

2	0	0
1		

**14. DCA COMMUNITY INITIATIVES**

**A. Georgia Initiative for Community Housing (GICH)**

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

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

A. Yes/No Yes/No

1.		
2.		
3.		
4.		
5.		

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

**B. Designated Military Zones**

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

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

City: **Port Wentworth** County: **Chatham** QCT? **No** Census Tract #: **107.00**

Scoring Justification per Applicant

DCA's Comments:

1		
B.		

The project does not receive any points for DCA Community Initiatives.

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

4

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

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

	Amount
a)	
b)	
c)	2,000,000
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>2,000,000</b>	

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

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

**2. Point Scale**

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

13,098,980
<b>15.2684%</b>

<b>0.0000%</b>
----------------

The project received a DCA HOME consent for \$2,000,000. The commitment letter is included in tab 01 and in the leveraging tab 36.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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Score Value	Self Score	DCA Score
92	63	20

**TOTALS:**

3		
No		

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**17. INTEGRATED SUPPORTIVE HOUSING**

**A. Integrated Supportive Housing/ Section 811 RA**

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

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

8
72
7
8

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.		
2.		

Scoring Justification per Applicant

The project receives 2 points for Integrated Supportive Housing/Section 811 RA. We have set aside 10% of our LI units for this purpose.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

Historic Credit Equity:	0
Historic adaptive reuse units:	0
Total Units	80
% of Total	0.00%

2	0	0
2		
A.		

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

**B. Historic**

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

Nbr Historic units:	0
Total Units	80
% of Total	0.00%

1		
B.		

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	63	20
	3	3	0

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
No	
Yes	
Yes	
Agree	

Wood Meadow Apartments, LP is proud to have a Memorandum of Understanding with Effingham Health Systems (EHS) and to be working with them on a Healthy Initiative Plan. EHS is currently providing services in Effingham, Chatham and Bryan Counties. EHS provides services to include; emergency medicine, family medicine/primary care and internal medicine, medical imaging (open MRI, CT X-Ray), inpatient care/nursing, occupational medicine, laboratory services, rehab therapies, surgery, a nursing home and sleep medicine, in addition EHS also provides wellness health education and preventative screenings. EHS Family Medicine and Occupational medicine is available in the Port Wentworth Office that is located 0.3 of a mile from our site. Please see the information on the Occupational Medicine services currently being provided to businesses and industries in the Port Wentworth and surrounding areas. Based on information gained from the "County Health Rankings and Report" and the "CHSI website" Chatham County's population has a 31% adult obesity rate, 17% tobacco user rate, 18% poor or fair health rate and adults with diabetes is 10.4%. These are areas of concern. EHS will provide educational "Lunch and Learn" sessions that include lunch, at no cost to the residents. Guest Speakers will be available to describe and develop wellness plans and preventive health care screenings that will provide Residents with information that addresses the findings listed above. Areas of interest may include a weight loss or exercise programs, smoking cessation plans, blood pressure controlling plans, diabetes monitoring and/or other programs that EHS may deem appropriate. Additional educational materials may be provided by EHS that apply to the above noted areas of concern.

**A. Preventive Health Screening/Wellness Program for Residents**

3 3 0

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence Cost to Resident

a) Blood Pressure screenings	Monthly	0
b) Weight Monitoring	Monthly	0
c) Diabetes Monitoring	Monthly	0
d) CPR Classes, First Aid Instruction, and development and management of wellness program	Monthly	0

**B. Healthy Eating Initiative**

2 0 0

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

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

a)	
b)	
c)	
d)	
e)	
2.	

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>20</b>
2	0	0

**C. Healthy Activity Initiative**

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail \_\_\_\_\_ miles

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

2.	
----	--

*Scoring Justification per Applicant*

We are claiming 3 points for Preventative Health Screenings/Wellness Programs for Residents. Wood Meadow Apartments, LP and Effingham Occupational Medicine has entered into a MOU to target the health needs of our project. All required documentation including data needs results, executed MOU and backup documentation is provided in tab 40.

*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?

<b>3</b>	<b>2</b>	<b>0</b>
	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 - 625

Family

--	--

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	Godley Station School - 0211	PK-08	No	84.80	88.20	74.20		82.40	Yes
b) Middle/Junior High	Godley Station School - 0211	PK-08	No	82.20	75.40	66.80		74.80	Yes
c) High	Groves High School - 3056	09-12	No	74.40	68.10	71.30		71.27	No
d) Primary/Elementary	Godley Station School - 0211	PK-08	No						
e) Middle/Junior High	Godley Station School - 0211	PK-08	No						
f) High	Groves High School - 3056	09-12	No						

*Scoring Justification per Applicant*

Please see the included Savanah Chatham County School System Board of Education district map showing our site is located in district 8, we have included the list of schools that are located in district 8. The CCRPI score sheets are also included for years 2013-2015 for the Godley Station Elementary School and Godley Station Middle School . Please see documentation in tab 41.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>63</b>	<b>20</b>
	<b>0</b>	<b>0</b>

**TOTALS:**

**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%

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

Project City	Port Wentworth
Project County	Chatham
HUD SA	Savannah
MSA / Non-MSA	MSA
Urban or Rural	Rural

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

<b>10</b>	<b>10</b>	<b>10</b>

- Base Score
- Deductions
- Additions

Scoring Justification per Applicant

All compliance history was submitted for Allan Rappuhn during the pre-application process.

DCA's Comments:

**TOTAL POSSIBLE SCORE** **92**

<b>63</b>	<b>20</b>
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EXCEPTIONAL NONPROFIT POINTS 0

INNOVATIVE PROJECT CONCEPT POINTS 0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS** 

<b>20</b>
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**PART NINE - SCORING CRITERIA - 2017-013 Wood Meadow Apartments, Port Wentworth, Chatham County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	92	63
		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.

All documentation for scoring is provided in the corresponding tabs.

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

Wood Meadow Apartments  
Port Wentworth, 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**

Wood Meadow Apartments  
Port Wentworth, Chatham County

**Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative**

Wood Meadow Apartments  
Port Wentworth, Chatham County

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



**Scoring Section 16 - Innovative Project Concept Narrative**

Wood Meadow Apartments  
Port Wentworth, 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

Allan Rappuhn  
 \_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Signature

Manager of GP  
 \_\_\_\_\_  
 Title

May 1, 2017  
 \_\_\_\_\_  
 Date  
 [SEAL]