

Project Narrative
Peaks of Waycross
Waycross, Ware County

The Peaks of Waycross project involves the new construction of an 80-unit multi-family rental community on a +9.03-acre site in Waycross, Georgia. The proposed subject site is a vacant parcel of land situated within an established portion of Waycross comprised of single family homes and apartment communities in good condition. The subject site is easily accessible from Walnut Avenue which borders the site to the west. The subject location along Walnut Avenue also allows for convenient access to many area services. Overall, the subject development is expected to benefit from its clear visibility and proximity to community services.

The project will provide a mix of one, two, and three-bedroom tax credit apartments. According to the Bowen Market Study, "the high occupancy rates and waiting lists reported among the comparable LIHTC projects are good indications of high and pent-up demand for additional family-oriented LIHTC product in the market and region. The subject project will help alleviate a portion of this pent-up demand." Onsite amenities will include a community room, a gazebo with grilling areas, a wellness center, laundry room, and a playground. Georgia Power will provide the electricity to the site, and the City of Waycross will provide water and sewer services.

The Market feasibility analysis shows an overall capture rate for the 64 units at Peaks of Waycross as 14.5%. The capture rate is low and shows support for these units in the market area. The Four LIHTC properties surveyed have 100% occupancy with waiting lists. There is high demand for additional affordable units in the area.

The development will be all new construction and will qualify for the EarthCraft Multifamily certification. The design features, services, and amenities will include Energy Star appliance packages in each unit, a community center with gathering area, a playground, and a picnic and grilling area. The development is within walking distance of restaurants, grocery stores, parks, banks, pharmacies, shopping, and employment. Martin Riley will be the architect, Fairway Management will provide property management, and Fairway Construction will be the General Contractor.

There are established sidewalks along Knight Avenue 0.3 miles south of the Peaks of Waycross project. The sidewalks connect Walnut Avenue to grocery, banking, churches, medical, and retail shopping along a much safer route, without having to walk in the street.

The City of Waycross has been a strong supporter of the Georgia Department of Community Affairs LIHTC Development and is GICH Community/Alumni. The City unanimously approved the issuance of a GICH Letter and a Resolution of Support for the Peaks of Waycross Project (Tab 35).

PART ONE - PROJECT INFORMATION - 2017-018 Peaks of Waycross, Waycross, Ware 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:

2017-018

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	780,086	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-###		N/A - no pre-app	
Have any changes occurred in the project since pre-application?						

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

Project Name previously used: Peaks of Waycross DCA Project Nbr previously assigned: 2016-042

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	D'Anne Hilsmier		Title	Application Manager	
Address	7000 Peachtree Dunwoody Road, Suite 4-100		Direct Line	(678) 638-4181	
City	Atlanta		Fax	(678) 638-4272	
State	GA	Zip+4	30328-1636		Cellular
Office Phone	(770) 481-0855	Ext.	302	E-mail	d_anne@grhco.com

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

IV. PROJECT LOCATION

Project Name	Peaks of Waycross		Phased Project?	No	
Site Street Address (if known)	TBD Walnut Avenue		DCA Project Nbr of previous phase:	N/A	
Nearest Physical Street Address *	702 Walnut Avenue, Waycross, GA 31501		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 31.213078	Longitude: -82.336879	Acreage	9.0300	
City	Waycross		Census Tract Number	9506	
Site is predominantly located:	Within City Limits	County	Ware	QCT?	No
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural
	Congressional	State Senate	State House	HUD SA:	Non-MSA
	1	7	180		Ware Co.

* If street number unknown

Legislative Districts **

If on boundary, other district:

Political Jurisdiction

City of Waycross	Website	www.waycrossga.com			
Name of Chief Elected Official	Title	Mayor			
Address	417 Pendleton Street		City	Waycross	
Zip+4	31502-0099	Phone	(912) 287-2900		
			Email	jknox@waycrossga.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	64	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-018 Peaks of Waycross, Waycross, Ware County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	64	0
Number of 50% Units	13	0
Number of 60% Units	51	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	64	
Common Space Units	0	
Total Units	64	

D. Unit Area

Total Low Income Residential Unit Square Footage	64,160
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	64,160
Total Common Space Unit Square Footage	0
Total Square Footage from Units	64,160

E. Buildings

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

Total Common Area Square Footage from Nonresidential areas	1,500
Total Square Footage	65,660

F. Total Residential Parking Spaces

128

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

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

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	2

% of Total Units 6.3% Required: 5%

C. Sight / Hearing Impaired

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

% of Units for the Mobility-Impaired 50.0% Required: 40%

% of Total Units 3.1% Required: 2%

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC:

Nonprofit Yes

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-018 Peaks of Waycross, Waycross, Ware 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
Resource Housing Group, Inc.	Peaks of Oakwood	Direct	7		
Gary R. Hammond, Jr.	Peaks of Oakwood	Direct	8		
Resource Housing Group, Inc.	Peaks of Cartersville	Direct	9		
Gary R. Hammond, Jr.	Peaks of Cartersville	Direct	10		
5			11		
6			12		

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

Project Participant	Name of Project	Project Participant	Name of Project
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 - 2017-018 Peaks of Waycross, Waycross, Ware 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:	2034	Nbr yrs to forgo cancellation option:	5
-----	--------------------------	------	---------------------------------------	---

C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	April 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

XIII. E. The project team received a Qualified w/out Conditions Determination Letter from DCA in 2016. Per Section XIX.D. of the QAP, if a certifying entity was determined qualified in 2015 then they are grandfathered in for 2017.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-018 Peaks of Waycross, Waycross, Ware 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)

Peaks of Waycross, LP				Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520				Title of Principal	President of Manager of GP
Atlanta		Fed Tax ID:		Direct line	(404) 364-2937
GA	Zip+4	30309-1851	Org Type:	Joint Venture	Cellular
(404) 364-2900			E-mail	cnorthcutt@rhgroup.org	

* 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.

Peaks of Waycross GP, LLC				Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520				Title of Principal	President of Managing Mem
Atlanta		Website	NA	Direct line	(404) 364-2937
GA	Zip+4	30309-1851		Cellular	(770) 262-5017
(404) 364-2900			E-mail	cnorthcutt@rhgroup.org	

b. Other General Partner

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

NA				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.

NA				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.

Affordable Equity Partners				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.aepartners.com	Direct line	
MO	Zip+4	65203-4905		Cellular	(573) 424-8811
(573) 443-2021			E-mail	bkimes@aepartners.com	

b. State Limited Partner

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

Affordable Equity Partners				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.aepartners.com	Direct line	
MO	Zip+4	65203-4905		Cellular	(573) 424-8811
(573) 443-2021			E-mail	bkimes@aepartners.com	

3. NONPROFIT SPONSOR

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

Resource Housing Group, Inc.				Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520				Title of Principal	President
Atlanta		Website	NA	Direct line	(404) 364-2937
GA	Zip+4	30309-1851		Cellular	(770) 262-5017
(404) 364-2937			E-mail	cnorthcutt@rhgroup.org	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-018 Peaks of Waycross, Waycross, Ware County

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II. DEVELOPER(S)

A. DEVELOPER

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

Peaks of Waycross Development, LLC				Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520				Title of Principal	President of Managing Mem
Atlanta	Website	NA		Direct line	(404) 364-2937
GA	Zip+4	30309-1851		Cellular	(770) 262-5017
(404) 364-2900	E-mail	cnorthcutt@rhgroup.org			

B. CO-DEVELOPER 1

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

NA				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.

NA				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.

NA				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.

NA				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.

Fairway Construction Co., Inc.				Name of Principal	Steven D. Hickey
3290 Northside Parkway, Suite 300				Title of Principal	Director of Accounting and C
Atlanta	Website	www.fairwayconstruction.net		Direct line	
GA	Zip+4	30327-2245		Cellular	(404) 520-7495
(404) 935-0077	E-mail	shickey@fairwayconstruction.net			

C. MANAGEMENT COMPANY

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

Fairway Management, Inc.				Name of Principal	Ryan Stevens
206 Peach Way				Title of Principal	Director of Operations
Columbia	Website	www.fairwaymanagement.com		Direct line	
MO	Zip+4	65203-4905		Cellular	(573) 268-3474
(573) 443-2021	E-mail	rstevens@fairwaymanagement.com			

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-018 Peaks of Waycross, Waycross, Ware County

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D. ATTORNEY	Coleman Talley, LLP			Name of Principal	Gregory Q. Clark
Office Street Address	910 N. Patterson Street			Title of Principal	Attorney
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	31601-0000	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 671-8260	E-mail	greg.clark@colemantalley.com		

E. ACCOUNTANT	CohnReznick			Name of Principal	Julie McNulty
Office Street Address	3560 Lenox Road, Suite 2800			Title of Principal	Partner
City	Atlanta	Website	www.cohnreznick.com	Direct line	(404) 250-4050
State	GA	Zip+4	30326-4276	Cellular	(770) 355-0090
10-Digit Office Phone / Ext.	(404) 847-9447	E-mail	julie.mcnulty@cohnreznick.com		

F. ARCHITECT	Martin Riley Associates - Architects, P.C.			Name of Principal	Jackie Martin
Office Street Address	215 Church Street, Suite 200			Title of Principal	President
City	Decatur	Website	www.martinriley.com	Direct line	
State	GA	Zip+4	30030-0000	Cellular	
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	jmartin@martinriley.com		

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

A. LAND SELLER (If applicable)	Lott Land Corporation	Principal	Dan Lott	10-Digit Phone / Ext.	912-285-1018
Office Street Address	700 Riverside Avenue			City	Waycross
State	GA	Zip+4	31501-0000	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?	Yes	Currently no, when the equity closes and the Federal and State Limited Partners are admitted there will be as they both share common principals with the Contractor.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	Yes	The General Contractor and the Federal and Sate Limited Partners share common principals.
7. Developer and Consultant?	No	
8. Other	Yes	The Management Company, the General Contractor and the Federal and State Limited Partners share common principals.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-018 Peaks of Waycross, Waycross, Ware County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP, NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain 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%	No	
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9900%	No	
State Ltd Partner	No	No	For Profit	1.0000%	No	
NonProfit Sponsor	No	No	Nonprofit	0.0000%	No	
Developer	No	No	For Profit	0.0000%	No	
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit	0.0000%	No	
Managemen t Company	No	No	For Profit	0.0000%	No	
				Total	100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-018 Peaks of Waycross, Waycross, Ware County

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ITEM IV: We do not have an e-mail address for Lott Land Corporation. This project has two land sellers and two Purchase Contracts. The name of the second seller is James Lamar Gibson, Jr., his phone number is 912-264-3695 and his e-mail is vinovida@gmail.com. The Purchase Contracts for both parcels are included in Site Control of the Application.

PART THREE - SOURCES OF FUNDS - 2017-018 Peaks of Waycross, Waycross, Ware County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

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

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Churchill Stateside Group	1,200,000	5.000%	18
Mortgage B	Sterling Bank	4,984,369	6.000%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners	2,176,932		
State Housing Credit Equity	Affordable Equity Partners	978,043		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		9,339,344		
Total Construction Period Costs from Development Budget:		9,339,343		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-018 Peaks of Waycross, Waycross, Ware 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)	Churchill Stateside Group	1,200,000	5.000%	40	40	69,436	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.06%	Peaks of Waycross Development, LLC	686				

Total Cash Flow for Years 1 - 15: 339,109
 DDF Percent of Cash Flow (Yrs 1-15) 0.202% 0.202%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners	6,864,074					
State Housing Credit Equity	Affordable Equity Partners	3,042,337					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: GP Contribution	Peaks of Waycross GP, LLC	110					
Other:							
Other:							
Total Permanent Financing:		11,107,207					
Total Development Costs from Development Budget:		11,107,207					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
6,864,752	-678.40	62%
3,042,333	3.55	27%
		<u>89%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

The Ongoing USDA Guarantee Fee of 0.50% has been added to the 4.5% underwriting rate for a total of 5.0%. This method produces a very similar, year-to-year, total financial expense when compared to amortizing the loan at 4.5% and adding to it the annual guarantee fee of 0.50% of the unpaid principal balance (UPB). The DCA Core Application is not set up to model the guarantee fee as a financial expense based on a declining principal balance.

PART FOUR - USES OF FUNDS - 2017-018 Peaks of Waycross, Waycross, Ware County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				7,500	7,500				
Market Study				9,900	9,900				
Environmental Report(s)				13,000	13,000				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				13,300	13,300				
Zoning/Site Plan Fees				2,000	2,000				
Other: Engineer DD & OPC				6,000	6,000				
Other: Phase I Archeological Survey				6,500	6,500				
Other: HPBD				6,000	6,000				
				Subtotal	74,200	-	-	-	
ACQUISITION					ACQUISITION				
Land				152,760				152,760	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	152,760	-	-	152,760	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	136,128		1,229,234	1,106,311			122,923	
Site Construction (Off-site)									
				Subtotal	1,229,234	-	-	122,923	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				5,610,934	5,610,934				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				155,000	155,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	5,765,934	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		419,710	419,710				
Builder Overhead	6.000%	419,710	6.000%	139,903	139,903				
General Requirements*	2.000%	139,903	2.000%	419,710	419,710				
	6.000%	419,710	6.000%						
*See QAP: General Requirements policy	14.000%	979,324		Subtotal	979,323	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other:									
Total Construction Hard Costs				7,974,491.00					
Average TCHC:				124,601.42 per Res'l unit	124,601.42 per unit	121.45 per total sq ft			
				124.29 per Res'l unit SF	124.29 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			5.00%	398,725	358,852			39,872	

PART FOUR - USES OF FUNDS - 2017-018 Peaks of Waycross, Waycross, Ware County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee	50,000	50,000			
Bridge Loan Interest	155,430	138,062			17,368
Construction Loan Fee	28,500	14,250			14,250
Construction Loan Interest	62,443	27,699			34,744
Construction Legal Fees	18,000	18,000			-
Construction Period Inspection Fees	12,000	12,000			-
Construction Period Real Estate Tax	12,800	12,800			-
Construction Insurance	21,960	5,000			16,960
Title and Recording Fees	35,000	25,000			10,000
Payment and Performance bonds	39,872	39,872			
Other: <u>USDA Guarantee Fee</u>	10,800	10,800			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	446,805	353,483	-	-	93,322
PROFESSIONAL SERVICES					
Architectural Fee - Design	110,400	110,400			
Architectural Fee - Supervision	27,600	27,600			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	15,000	15,000			
Accessibility Inspections and Plan Review	8,000	8,000			
Construction Materials Testing	45,000	45,000			
Engineering	54,800	54,800			
Real Estate Attorney	50,000	50,000			
Accounting	30,000	30,000			
As-Built Survey	7,500	7,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	368,300	368,300	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 664					
Building Permits	18,780	18,780			
Impact Fees		-			
Water Tap Fees waived? <input type="text" value="No"/>	20,200	20,200			
Sewer Tap Fees waived? <input type="text" value="No"/>	3,500	3,500			
Subtotal	42,480	42,480	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	-	-	-	-	-

PART FOUR - USES OF FUNDS - 2017-018 Peaks of Waycross, Waycross, Ware County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	62,407	62,407				62,407
LIHTC Compliance Monitoring Fee	51,200	51,200				51,200
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	123,107				123,107
		EQUITY COSTS				
Partnership Organization Fees		3,000				3,000
Tax Credit Legal Opinion		10,000				10,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	13,000				13,000
		DEVELOPER'S FEE				
Developer's Overhead	20.000%	238,400	238,400			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	953,600	953,600			
	Subtotal	1,192,000	1,192,000	-	-	-
		START-UP AND RESERVES				
Marketing		20,000				20,000
Rent-Up Reserves	67,840	67,840				67,840
Operating Deficit Reserve:	170,398	170,398				170,398
Replacement Reserve		16,000				16,000
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 736	47,100	47,100			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	321,339	47,100	-	-	274,238
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		11,107,207	10,287,983	-	-	819,222
Average TDC Per:	Unit:	173,550.10	Square Foot:	169.16		

PART FOUR - USES OF FUNDS - 2017-018 Peaks of Waycross, Waycross, Ware County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Eligible Basis Calculation

Total Basis	10,287,983	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	10,287,983	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>	100.00%		
Adjusted Eligible Basis	10,287,983	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	10,287,983	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%	3.24%	
Maximum Tax Credit Amount	925,918	0	0
Total Basis Method Tax Credit Calculation	925,918		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

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

11,107,448	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):			
11,107,207					
1,200,110					
9,907,097	Funding Amount	0	Hist Desig	No	
/ 10					
990,710	Federal	0.8800	+	State	0.3900
1.2700	=				
780,086					
780,086					
780,086					

PART FOUR - USES OF FUNDS - 2017-018 Peaks of Waycross, Waycross, Ware County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The USDA Guarantee Fee during construction is calculated at the loan amount times 50 bps times 90%.

The back-up for the Construction Costs are included in Tab 1 of the applicaton.

PART FOUR (b) - OTHER COSTS - 2017-018 - Peaks of Waycross - Waycross - Ware, 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

Engineer DD & OPC

Matt Kriete with ESS Engineering provided a Due Diligence report and Opinion of Probable Cost for local government fees and site work. The Due Diligence included a review of local development and zoning code, utility infrastructure location and adequacy, and access and traffic qualities. The Opinion of Probable Cost included a preliminary grading plan and estimate for completed site work costs, as well as an estimate for local government fees.

The Third Party Report was used to justify moving forward with the project, design of the conceptual site plan, discussions with the city during rezoning in 2016 and in our estimates of project cost. Rather than including the cost of this task in Engineering, it has been separately listed here.

Total Cost Total Basis

Phase I Archeological Survey

The Phase I ESA included a Cultural Resources Records Review and Reconnaissance that recommended a Phase I Archeological Survey.

This is a required Third Party Report that should be includable in tax credit basis. Rather than including the costs of this survey in Environmental Costs, it has been separately listed here.

Total Cost Total Basis

HPBD

This cost relates to the whole building modeling to demonstrate a 10% improvement over the baseline building.

This is a required Third Party Report that should be includable in tax credit basis.

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

0

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

USDA Guarantee Fee

This fee is due at closing for the construction portion of the financing to credit enhance the loan.

Like other construction costs, this fee should be eligible in tax credit basis. Rather than including it in Construction Loan Fee, it has been separately listed here.

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]

[Empty justification 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]

[Empty justification box for DCA-Related Costs]

Total Cost

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

[Empty description box for DCA-Related Costs]

[Empty justification box for DCA-Related Costs]

Total Cost

EQUITY COSTS

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

[Empty description box for Equity Costs]

[Empty justification 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 - 2017-018 Peaks of Waycross, Waycross, Ware 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

DCA Southern Larger Apt. Bldg.		
January 1, 2017	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			2	3	4		
Cooking	Electric	X			7	9	11		
Hot Water	Electric	X			14	18	23		
Air Conditioning	Electric	X			10	13	16		
Range/Microwave	Electric	X							
Refrigerator	Electric	X							
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			38	47	57		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	92	117	144	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

The selection of DCA Southern Larger Apt. Bldg. was made due to site location and having 5+ Units.

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	32	24	0	0	64
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	4,230	26,000	20,995	0	51,225
0	1,410	6,000	5,525	0	12,935
0	5,640	32,000	26,520	0	64,160
0	0	0	0	0	0
0	5,640	32,000	26,520	0	64,160
0	0	0	0	0	0
0	5,640	32,000	26,520	0	64,160

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

8,244

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	42,240
Maintenance Salaries & Benefits	34,560
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	76,800

On-Site Office Costs

Office Supplies & Postage	2,664
Telephone	4,020
Travel	1,800
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	1,850
Other (describe here)	2,400
Subtotal	12,734

Maintenance Expenses

Contracted Repairs	2,500
General Repairs	11,500
Grounds Maintenance	17,000
Extermination	6,000
Maintenance Supplies	7,500
Elevator Maintenance	
Redecorating	3,500
Other (describe here)	
Subtotal	48,000

On-Site Security

Contracted Guard	
Electronic Alarm System	1,600
Subtotal	1,600

Professional Services

Legal	1,000
Accounting	8,500
Advertising	1,000
Other (describe here)	
Subtotal	10,500

Utilities (Avg\$/mth/unit)

Electricity	13	10,000
Natural Gas	0	
Water&Swr	10	8,000
Trash Collection		4,000
Other (describe here)		
Subtotal		22,000

Taxes and Insurance

Real Estate Taxes (Gross)*	51,200
Insurance**	19,200
Other (describe here)	
Subtotal	70,400

Management Fee:

	29,326
492.71	Average per unit per year
41.06	Average per unit per month

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

TOTAL OPERATING EXPENSES **271,360**

Average per unit 4,240.00
 Total OE Required 0

Replacement Reserve (RR) **16,000**

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	64 units x \$250 =	16,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	64	16,000

TOTAL ANNUAL EXPENSES **287,360**

V. APPLICANT COMMENTS AND CLARIFICATIONS

Please see Tab 1, in the Application for documentation regarding real estate tax expense and insurance expense. The real estate taxes and insurance expenses have been rounded up from the estimates in Tab 1. 2016 Rent and Income Limits are being used in our calculations. 2017 Utility Allowances are being used in our calculations.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-018 Peaks of Waycross, Waycross, Ware County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.28%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.50%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.500%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	412,200	420,444	428,853	437,430	446,179	455,102	464,204	473,488	482,958	492,617
Ancillary Income	8,244	8,409	8,577	8,749	8,924	9,102	9,284	9,470	9,659	9,852
Vacancy	(29,431)	(30,020)	(30,620)	(31,232)	(31,857)	(32,494)	(33,144)	(33,807)	(34,483)	(35,173)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(242,034)	(249,295)	(256,774)	(264,477)	(272,411)	(280,584)	(289,001)	(297,671)	(306,601)	(315,799)
Property Mgmt	(29,326)	(29,912)	(30,511)	(31,121)	(31,743)	(32,378)	(33,026)	(33,686)	(34,360)	(35,047)
Reserves	(16,000)	(16,480)	(16,974)	(17,484)	(18,008)	(18,548)	(19,105)	(19,678)	(20,268)	(20,876)
NOI	103,653	103,146	102,551	101,864	101,082	100,200	99,212	98,116	96,904	95,574
Mortgage A	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	29,217	28,710	28,114	27,428	26,646	25,763	24,776	23,679	22,468	21,137
DCR Mortgage A	1.49	1.49	1.48	1.47	1.46	1.44	1.43	1.41	1.40	1.38
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.49	1.49	1.48	1.47	1.46	1.44	1.43	1.41	1.40	1.38
Oper Exp Coverage Ratio	1.36	1.35	1.34	1.33	1.31	1.30	1.29	1.28	1.27	1.26
Mortgage A Balance	1,190,344	1,180,195	1,169,526	1,158,311	1,146,523	1,134,131	1,121,106	1,107,414	1,093,021	1,077,892
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-018 Peaks of Waycross, Waycross, Ware County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.28%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.50%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.500%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	502,469	512,519	522,769	533,225	543,889	554,767	565,862	577,180	588,723	600,498
Ancillary Income	10,049	10,250	10,455	10,664	10,878	11,095	11,317	11,544	11,774	12,010
Vacancy	(35,876)	(36,594)	(37,326)	(38,072)	(38,834)	(39,610)	(40,403)	(41,211)	(42,035)	(42,876)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(325,273)	(335,032)	(345,083)	(355,435)	(366,098)	(377,081)	(388,394)	(400,045)	(412,047)	(424,408)
Property Mgmt	(35,748)	(36,463)	(37,192)	(37,936)	(38,695)	(39,469)	(40,258)	(41,063)	(41,885)	(42,722)
Reserves	(21,503)	(22,148)	(22,812)	(23,497)	(24,201)	(24,927)	(25,675)	(26,446)	(27,239)	(28,056)
NOI	94,118	92,533	90,812	88,949	86,939	84,774	82,450	79,959	77,292	74,446
Mortgage A	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	19,682	18,097	16,376	14,513	12,502	10,338	8,014	5,522	2,856	9
DCR Mortgage A	1.36	1.33	1.31	1.28	1.25	1.22	1.19	1.15	1.11	1.07
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.36	1.33	1.31	1.28	1.25	1.22	1.19	1.15	1.11	1.07
Oper Exp Coverage Ratio	1.25	1.24	1.22	1.21	1.20	1.19	1.18	1.17	1.16	1.15
Mortgage A Balance	1,061,989	1,045,273	1,027,701	1,009,231	989,815	969,406	947,953	925,402	901,697	876,780
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-018 Peaks of Waycross, Waycross, Ware County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.28%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.50%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.500%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	612,508	624,758	637,253	649,998	662,998	676,258	689,783	703,579	717,650	732,003
Ancillary Income	12,250	12,495	12,745	13,000	13,260	13,525	13,796	14,072	14,353	14,640
Vacancy	(43,733)	(44,608)	(45,500)	(46,410)	(47,338)	(48,285)	(49,251)	(50,236)	(51,240)	(52,265)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(437,140)	(450,255)	(463,762)	(477,675)	(492,005)	(506,765)	(521,968)	(537,627)	(553,756)	(570,369)
Property Mgmt	(43,577)	(44,448)	(45,337)	(46,244)	(47,169)	(48,112)	(49,075)	(50,056)	(51,057)	(52,078)
Reserves	(28,898)	(29,765)	(30,658)	(31,577)	(32,525)	(33,500)	(34,505)	(35,541)	(36,607)	(37,705)
NOI	71,410	68,178	64,741	61,092	57,221	53,120	48,779	44,191	39,343	34,226
Mortgage A	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(3,027)	(6,258)	(9,695)	(13,345)	(17,216)	(21,316)	(25,657)	(30,246)	(35,093)	(40,210)
DCR Mortgage A	1.03	0.98	0.93	0.88	0.82	0.77	0.70	0.64	0.57	0.49
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.03	0.98	0.93	0.88	0.82	0.77	0.70	0.64	0.57	0.49
Oper Exp Coverage Ratio	1.14	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	850,588	823,056	794,115	763,693	731,715	698,102	662,768	625,626	586,585	545,546
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-018 Peaks of Waycross, Waycross, Ware County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.28%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.50%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.500%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	746,643	761,576	776,808	792,344	808,191
Ancillary Income	14,933	15,232	15,536	15,847	16,164
Vacancy	(53,310)	(54,377)	(55,464)	(56,573)	(57,705)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(587,480)	(605,104)	(623,258)	(641,955)	(661,214)
Property Mgmt	(53,120)	(54,182)	(55,266)	(56,371)	(57,499)
Reserves	(38,836)	(40,001)	(41,201)	(42,437)	(43,710)
NOI	28,830	23,143	17,155	10,854	4,226
Mortgage A	(69,436)	(69,436)	(69,436)	(69,436)	(69,436)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(45,607)	(51,293)	(57,281)	(63,583)	(70,210)
DCR Mortgage A	0.42	0.33	0.25	0.16	0.06
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.42	0.33	0.25	0.16	0.06
Oper Exp Coverage Ratio	1.04	1.03	1.02	1.01	1.01
Mortgage A Balance	502,407	457,061	409,396	359,291	306,623
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-018 Peaks of Waycross, Waycross, Ware County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.28%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="7.50%"/>
Expense Growth Rate (3.00%)	<input type="text" value="No"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value=""/>
Percent of Effective Gross Income	<input type="text" value="Yes"/>	--> If Yes, indicate actual percentage:	<input type="text" value="7.500%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

Debt service payment amounts do not deviate from the amount shown in Permanent Sources (Part III)	
---	--

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

Applicant believes that it has complied with the Plan. Project is being partially funded with USDA 538. The NOSA as well as the funding commitment from the lender for the 538 are included in Tab 1 of the application. There is also a Bridge Loan Commitment from Sterling Bank and an equity commitment letter from AEP.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	0	144,909 x 0 units = 0	0	159,399 x 0 units = 0	0
2 BR	2	0	176,506 x 0 units = 0	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	8	125,895 x 8 units = 1,007,160	0	138,484 x 0 units = 0	0
2 BR	2	32	159,553 x 32 units = 5,105,696	0	175,508 x 0 units = 0	0
3 BR	3	24	208,108 x 24 units = 4,994,592	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
<i>Subtotal</i>	<i>64</i>	<i>64</i>	<i>11,107,448</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	0	133,769 x 0 units = 0	0	147,145 x 0 units = 0	0
2 BR	2	0	171,988 x 0 units = 0	0	189,186 x 0 units = 0	0
3 BR	3	0	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	64		11,107,448	0		0

Threshold Justification per Applicant

DCA's Comments:

The project costs fall below the project cost limit

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

The project is a family project.

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Holiday and semi monthly birthday parties, pot luck dinners

Health screenings, health and wellness classes

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

The management company will be providing the social programming to the community/residents in

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware 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.

A.	Bowen National Research	
B.	7 months	
C.	98.60%	
D.	14.50%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

Threshold Justification per Applicant

There are no Low-Income Housing Tax Credit (LIHTC) properties within the Peaks of Waycross PMA funded in 2014 or 2015. The Market analyst had to survey general-occupancy LIHTC within the region for comparability purposes. The closest LIHTC property is Peachwood Place built in 1999; the newest is The Ware Hotel built in 2012 and is 100% occupied.

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:

Pass? <input type="checkbox"/>	
A.	No
B.	No
1)	
2)	
3)	
4)	
C.	No
D.	
1)	No
2)	No
3)	No

Threshold Justification per Applicant

There is no identity of interest between buyer and seller and therefore no appraisal is required.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Roadway Noise <65; Aircraft Noise <55 and Railway Noise 46.9-48.7

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?

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

- 1) Lead-based paint?

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

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

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

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

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

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

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

No	
----	--

- 9) Mold?

No	
----	--
- 10) PCB's?

No	
----	--
- 11) Radon?

No	
----	--

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

N/A

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

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

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)]:

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

Threshold Justification per Applicant

This project is not using HOME or HUD Funding therefore, Items F-J are not applicable.

DCA's Comments:

A. Geotechnical & Environmental Consultants	
B. No	
C. Yes	
1) Geotechnical & Environmental Consultants	
2) <65	

D. 1) No	
2) Yes	
a) 2.000%	
b) No	
c) Yes	
3) Yes	
a) 1.000%	
b) No	
c) Yes	
4) No	

No	
No	
No	
No	

No	
No	
No	

1)	
2)	
3)	
G.	

H. <<Select>>	<<Select>>
I.	
J.	

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware 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.	

Threshold Justification per Applicant

There are two Purchase Contracts for this property, both of which have been assigned to Peaks of Waycross, LP (the Applicant) Each contract (with allowable extensions) give us Site Control until June 29, 2018.

DCA's Comments:

9 SITE ACCESS

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

Pass?	
A. Yes	
B.	
C.	
D.	

Threshold Justification per Applicant

The entrance to the property will be along Walnut Avenue; Items B-D are not applicable.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

The property is zoned R-75 which allows the construction of 64 units of multi-family. Confirmation of zoning is included in Tab 10 of the application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware 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

Not Applicable

Pass?

Threshold Justification per Applicant

2) Electric

Georgia Power

1) No

2) Yes

Georgia Power will be providing electrical service to the site and a confirmation letter can be found in Tab 11 of the application. Gas will not be utilized on this site.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?

Pass?

A1) No

2) Yes

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

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

1) Public water

City of Waycross

B1) Yes

2) Public sewer

City of Waycross

2) Yes

Threshold Justification per Applicant

The City of Waycross provides water and sewer to the site location and confirmation can be found in Tab 12 of the application.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

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

No

Agree

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

A1) Building

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

A2) Covered Porch

If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Equipped Playground

2) Wellness Center

3) Covered Pavilion with Picnic/Barbecue Facilities

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

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?

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b) No

D. N/A

1)

2)

3a)

3b)

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Applicant agrees to provide the first two amenities listed above in accordance with the DCA Amenities Manual for a project of 64 units. We have also selected a third optional amenity as it was unclear whether we could still select a wellness center as an amenity under threshold since it was also being selected under scoring. The Amenities as required by the QAP are shown on the conceptual site plan. This is a family project so the additional Amenities under Section D do not apply.

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

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

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

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

C.

Name of qualified BPI Building Analyst or equivalent professional:

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or 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?**

Threshold Justification per Applicant

The project is new construction and therefore, this section does not apply.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?

A. Yes

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

Yes

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

B. Yes

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

C. Yes

Site Map delineates the approximate location point of each photo?

Yes

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

D. Yes

Threshold Justification per Applicant

The Conceptual Site Plan, Location/Vicinity maps and photographs have been prepared in accordance with the QAP and the instructions as set forth in the Architectural Manual. All required information is included in Tab 15 of the application.

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?

A. Agree

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware 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.

B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

B.	
Agree	

Threshold Justification per Applicant

All QAP requirements will be met as described above.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	4	4	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?
 The DCA qualified consultant will perform the following:

Name of Accessibility Consultant	TBD
----------------------------------	-----
- 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

Applicant agrees to comply with QAP and DCA Architectural Requirements for Accessibility. A consultant has not yet been engaged but will be upon award. We are not claiming eligibility under A.3., therefore, a legal opinion is not required.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

Applicant Response **DCA USE**

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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)

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

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

1)
2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

Threshold Justification per Applicant

This project is new construction and therefore Item A is not applicable. Applicant agrees to comply with the Architectural Design & Quality Standards as indicated above in Item B. Item C is not applicable.

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?

Yes	
No	
No	

E. Certifying GP/Developer

F. << Select Designation >>

The Certifying Entity/Project Team received a Qualification Determination in 2016 which is included in Tab 19 of the application. Per the QAP if the Team received a Determination in 2016 they are deemed qualified for 2017 and repeat experience documentation is not required. The remaining items required to be submitted are in Tab 19 of the 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

Pass?

No	
Yes	

The Certifying Entity/Project Team received a Qualification Determination in 2016 which is included in Tab 19 of the application. Per the QAP if the Team received a Determination in 2016 they are deemed qualified for 2017 and repeat experience documentation is not required. The remaining items required to be submitted are in Tab 19 of the application.

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware 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			4) Number of Down units		
2) Number of Rent Burdened Tenants			5) Number of Displaced Tenants		
3) Number of Vacancies					
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

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

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

Threshold Justification per Applicant

There are no existing tenants.

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 for funding, Applicant agrees to prepare and submit all of the required documentation.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Applicant has reviewed the QAP and believes the project is in compliance with each point. The project is efficiently designed, market supported, and has been placed on a site with good characteristics for the project. The project is not wasteful in any way and is worthy of DCA's consideration.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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

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

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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TOTALS:	Score Value	Self Score	DCA Score
	92	62	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **64**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
13	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.31%	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%
2	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

13	0
Yes	
12	
1	
0	

Applicant utilized the 2017 Desirable/Undesirable Site Certification to score this Section. There are 20 Desirables and 3 Bonus Desirables available to the project which supports a total score of 13 points. The Certification is located in Tab 26 of the Application.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

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

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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Score Value	Self Score	DCA Score
TOTALS:	92	62 20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

The Ware County Transit is an on-call bus service. The cost, schedule and information can be found within Tab 27 of the application. Additionally, management will include the transit information in each residents move-in package.

DCA's Comments:

For ALL options under this scoring criterion, regardless of Competitive Pool chosen , provide the information below for the transit agency/service:	
Ware County Transit	(912) 283-7800
www.warecounty.com/warecounty.transit.aspx	
www.warecounty.com/warecounty.transit.aspx	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

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

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

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

Yes/No	Yes/No
N/a	

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily
Rural

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

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

Date of Course	2/14/17	Gary Hammond	Landbridge Development, LLC
Date of Course			

Yes	
-----	--

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

Yes	
N/a	

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		N/a	

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:

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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Score Value	Self Score	DCA Score
TOTALS:	92	62 20

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

Commitments for Building Certification:

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

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

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

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

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

- | | | | |
|---|----|-----|--|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? | 1. | No | |
| 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. | Yes | |
| 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

The Applicant has provided whole building modeling indicating compliance with a 10% over the baseline building performance rating.

DCA's Comments:

7. STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7 2 0

A Census Tract Demographics 3 2

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

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

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

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

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

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

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

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

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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Score Value	Self Score	DCA Score
TOTALS:	92	62
	10	20
	0	0
	Yes	
	N/a	
	N/a	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?				
b) Includes public input and engagement <u>during the planning stages</u> ?				
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?				
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?				
e) Discusses resources that will be utilized to implement the plan?				
f) Is included <i>in full</i> in the appropriate tab of the application binder?				

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

A. Community Revitalization

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

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

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

2	A.	0	
		Yes/No	Yes/No

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

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **9506** Eligible Basis Adjustment: **<<Select>>**

1.	0	
2.	0	

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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	Score Value	Self Score	DCA Score
TOTALS:	92	62	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

Entity Name	Website	Yes/No	Yes/No
Contact Name	Direct Line		
a) i. CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes.		i.	N/a
CBO 1 Name	Purpose:	Letter of Support included?	
Community/neighborhd where partnership occurred	Website		
Contact Name	Direct Line		N/a
CBO 2 Name	Purpose:	Letter of Support included?	
Community/neighborhd where partnership occurred	Website		
Contact Name	Direct Line		N/a
ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder.		ii.	N/a
iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process.		iii.	N/a
or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.		b)	N/a

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, <i>as delineated by the Community Transformation Plan</i> , to increase residents' access to local resources such as employment, education, transportation, and health?			0
ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?			N/a
iii. CQB Name			
Contact Name	Direct Line		
	Website		
	Email		

2. Quality Transformation Plan

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

4

2.

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

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Score Value	Self Score	DCA Score
TOTALS: 92	62	20

ii. Transformation Partner 2 <input type="text" value="<Select Transformation Prtrn type>"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>	Which Partners were present at Public Mtg 2 between Partners? <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" value="Direct Line"/>		Social Media <input type="text"/>	
Email	<input type="text"/>		Mtg Locatn <input type="text"/>	
Role	<input type="text"/>			
b) <i>Citizen Outreach</i> Choose either "i" or "ii" below for (b).				Yes/No Yes/No
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i. <input type="text" value="N/a"/> <input type="text" value=""/>
or Nbr of Respondents				0 <input type="text" value=""/>
ii. Public Meetings				ii. <input type="text" value="N/a"/> <input type="text" value=""/>
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 reqmt 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 - 2017-018 Peaks of Waycross, Waycross, Ware County

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Score Value	Self Score	DCA Score
TOTALS: 92	62	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Source	Amount / Balance	
Contact	Direct Line	
Email		
Bank Contact	Direct Line	

Bank Name	Family
Account Name	
Bank Website	
Contact Email	

Description of Use of Funds

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

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

2. Long-term Ground Lease

- a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?
- 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.	0	
		N/a	
		N/a	

3. Third-Party Capital Investment

Competitive Pool chosen: Rural

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

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	11,107,207
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PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
10	0	
1.	N/a	
2.	N/a	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

The Applicant is not claiming points under this Section.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

3	0
---	---

Competitive Pool chosen:

Rural

A. Phased Developments

Phased Development?

No

N/A

3

0	
---	--

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

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

Number:

Name

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

Number:

Name

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

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

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

0	0
---	---

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

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

3	1.	0	
2	2.	0	

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

3	0
---	---

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

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

(additional point)

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

Scoring Justification per Applicant

There have been no 9% Tax Credit projects within the last five funding cycles and therefore this project is eligible for the 3 points as selected.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The Market Study supports the answers selected above. The capture rates are strong and the project is marketable and supportable.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.	0	
	N/a	

12. EXCEPTIONAL NON-PROFIT

Resource Housing Group, Inc.

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

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

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

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

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

Unit Total	64
------------	-----------

MGP	Peaks of Waycross GP, LLC	0.0100%	Chase Northcutt	NPSponsr	Resource Housing Group, Inc.	0.0000%	Chase Northcutt
OGP1	NA	0.0000%	0	Developer	Peaks of Waycross Development, LL	0.0000%	Chase Northcutt
OGP2	NA	0.0000%	0	Co-Developer 1	NA	0.0000%	0
OwnCons	NA	0.0000%	0	Co-Developer 2	NA	0.0000%	0
Fed LP	Affordable Equity Partners	98.9900%	Brian Kimes	Developmt Consult	NA	0.0000%	0
State LP	Affordable Equity Partners	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

Applicant has selected this deal to claim the rural points and have not selected rural points on any other application being submitted.

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Score Value	Self Score	DCA Score
TOTALS:	92	62 20
2	1	0
1	1	
	A. Yes/No	Yes/No
	1. Yes	
	2. Yes	
	3. Yes	
	4. Yes	
	5. N/a	
	B. 0	
	N/a	

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

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

B. Designated Military Zones

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

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

City: **Waycross** County: **Ware** QCT? **No** Census Tract #: **9506**

Scoring Justification per Applicant

DCA's Comments:

The verification of the GICH is located in Tab 35 of the Application.

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

Score Value	Self Score	DCA Score
4	4	0
	Yes/No	Yes/No
	a) Yes	
	b) Yes	
	c) Yes	
	d) Yes	
	e) Yes	
	f) Yes	

Indicate that the following criteria are met:

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

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

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

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

Total Qualifying Sources (TQS):

1,200,000

2. Point Scale

Total Development Costs (TDC):

11,107,207

Scoring Justification per Applicant

TQS as a Percent of TDC:

10.8038%

0.0000%

Applicant is utilizing 538 USDA Financing for a portion of the costs. Documentation from USDA and the lender are required by the QAP are located in Tab 1 and 36 of the application.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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Score Value	Self Score	DCA Score
-------------	------------	-----------

TOTALS: 92 62 20

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
 10% of Total Units (max):
 Total Low Income Units:
 Min 1 BR LI Units required:
 1 BR LI Units Proposed:
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?

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%

Scoring Justification per Applicant

Applicant has selected the 2 points under the Integrated Supportive Section and understands the requirements of the 811 Units and will adhere to and accept all tenants as required.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

Not Applicable

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

DCA's Comments:

Historic Credit Equity:	<input type="text" value="0"/>	2	A.	<input type="text" value="0"/>	<input type="text" value="0"/>
Historic adaptive reuse units:	<input type="text" value="0"/>	2	A.	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Units	<input type="text" value="64"/>				
% of Total	<input type="text" value="0.00%"/>				
Nbr Historic units:	<input type="text" value="0"/>	1	B.	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Units	<input type="text" value="64"/>				
% of Total	<input type="text" value="0.00%"/>				

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

- 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.

Applicant has identified a need for additional care and access to education in Waycross for Smoking/Tobacco Use, Obesity, High Blood Pressure, Diabetes, High Cholesterol, Biometric Screenings, Immunizations, Dental Screenings and Vision Screenings as well as Nutrition, Child/Adolescent Health and Women's Health. Additional information can be found in the back-up documentation located in Tab 40 of the application.

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) Health Related Screening through a property Wellness Center wich targets specific tenant needs.	Rotated Monthly Services	None
b) Additional education in regards to nutrition and health.	Rotated Classes Monthly	None
c) Access to a library of current health related materials kept in the Wellness Center	Continually	None
d) N/A	N/A	N/A

B. Healthy Eating Initiative

2 0 0

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

Disagree

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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Score Value	Self Score	DCA Score
TOTALS:	92	62
	2	20
	0	0
	Disagree	

C. Healthy Activity Initiative

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

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

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

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

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

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

f)	N/a	
g)	N/a	

Length of Trail miles

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

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

Scoring Justification per Applicant

An MOU executed by the applicable parties is located in Tab 40 of the application along with additional documentation supporting the points as selected above.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	3	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Ware County
Family

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	William Heights Elementary	K-5		88.80	87.60	92.60	82.20	87.80	Yes
b) Middle/Junior High	Waycross Middle School	6th-8th		77.00	81.70	83.80	77.00	79.88	Yes
c) High	Ware County High School	9th-12th		76.00	79.00	80.40	83.80	79.80	Yes
d) Primary/Elementary	William Heights Elementary	K-5							
e) Middle/Junior High	Waycross Middle School	6th-8th							
f) High	Ware County High School	9th-12th							

Scoring Justification per Applicant

The information selected above is supported by the documentation located in Tab 41 of the Application.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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

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

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

21. WORKFORCE HOUSING NEED (choose A or B)

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

- A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work
- OR** B. Exceed the minimum jobs threshold by 50%

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

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				
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	Waycross
Project County	Ware
HUD SA	Ware Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

Applicant is not selecting points in this section.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

Applicant received a Qualified Determination letter in 2016 and is therefore deemed qualified and eligible for these points.

DCA's Comments:

TOTAL POSSIBLE SCORE 92

EXCEPTIONAL NONPROFIT POINTS 0
INNOVATIVE PROJECT CONCEPT POINTS 0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS 20

PART NINE - SCORING CRITERIA - 2017-018 Peaks of Waycross, Waycross, Ware County

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

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

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

**Score
Value**

Self Score	DCA Score
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TOTALS:

92

62	20
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

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

Peaks of Waycross
Waycross, Ware 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

Peaks of Waycross
Waycross, Ware County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Peaks of Waycross Waycross, Ware County

Peaks of Waycross: Narrative that outlines the objectives of the GICH Plan and why the project meets that objective

This construction of the Peaks of Waycross project will help the City of Waycross meet several of their "Most Pressing Housing Problems" as identified in their GICH Retreat documents. Listed are six of the most pressing housing problems (1) Poor quality of current housing stock (2) Affordability of housing (3) Age of housing stock (4) Slumlords (5) Poor quality of rental housing stock (6) Low household income. The Peaks of Waycross will help the City of Waycross meet their objectives listed by being a newly constructed apartment community built to the standards that have been set by the Georgia Department of Community Affairs. The apartments will be set at the 50% AMI and the 60% AMI levels for 100% of the apartments so that they will be affordable within the City of Waycross. The property will offer onsite management that will be available to handle maintenance and resident issues with on call service for afterhours emergencies.

The GICH plan lists Renter Education as a goal that the Peaks of Waycross Community can help them to meet. The onsite management company has received training that will allow them to help the residents understand their Fair Housing and legal rights, and will help direct them to outlets to help them achieve the ability to learn more. The management company will also join the Chamber of Commerce and develop relationships that they will use to help their residents learn more about the (1) move to homeownership, (2) financial management, (3) consumer literacy. Having an onsite office will offer the ability to schedule meetings and bring in speakers/instructors to educate their residents.

Additionally, the GICH plan lists Landlord Education as a goal that the Peaks of Waycross Community can help them meet. The Management company has become familiar with the city property maintenance codes as they are already managing another LIHTC community in Waycross (The Ware Hotel, Fairway Management). As listed in the GICH Plan, the staff of the management has received extensive training on Fair Housing, tenant rights, lease laws, will have a registered business license, and has extensive property rules and lease addendums to address drugs, crime, housing safety issues, and their inspection policies. Not only with the onsite management company conduct housing inspections, the Georgia Department of Community Affairs will conduct additional inspections of the site and apartments to make sure they are in compliance with their program.

On the City of Waycross 2nd GICH Retreat they address the need for the City to Partner with developers to create affordable housing stock. This was accomplished by the construction of the Ware Hotel and will continue to be achievable by the construction of the Peaks of Waycross. The market study shows demand for more affordable rental housing within the community.

Scoring Section 16 - Innovative Project Concept Narrative

Peaks of Waycross

Waycross, Ware County

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

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

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

To DCA:

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

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

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

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]