

Project Narrative

Residences at Richmond Hill

Richmond Hill, Bryan County

Residences at Richmond Hill will be a general population townhome development in Richmond Hill, GA. The 6.51 acre site is located on Harris Trails Road north of the intersection of Port Royal Road, less than 3 miles from downtown, and 15 miles southwest from Savannah. Richmond Hill itself sits alongside Interstate 95. The new construction development will consist of 64 units in eight townhome style buildings. On site will be a clubhouse/leasing office with a swimming pool. The units will feature Energy Star appliances, washer/dryer connections in all units, and full kitchens with pantry. Energy saving features include 14 SEER AC with programmable thermostats, Energy Star rated windows, and passive solar features. Completion is projected to be April 2019.

Residences at Richmond Hill will feature an after-school program for children called BreakOut, which will have educational coaches whose goal is to increase the achievement levels of children.

The developer, NuRock Development Group, is currently finishing construction of a 92-unit apartment complex in Tyler, Texas, and a 92-unit apartment complex in Pompano, Florida. Residences at Haverhill, an apartment complex in West Palm Beach, Florida, is scheduled to start construction in June 2017. Heritage at Pompano Station, a mid-rise apartment building for seniors in Pompano Beach, Florida, is scheduled to begin construction in August 2017.

PART ONE - PROJECT INFORMATION - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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:
2017-020

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 827,250	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	<<Enter Pre-App Nbr>> N/A - no pre-app

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

Project Name previously used: _____ DCA Project Nbr previously assigned _____

Has the Project Team changed? If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Robert Hoskins			Title	
Address	800 North Point Parkway, Suite 125			Direct Line	(678) 297-3404
City	Alpharetta			Fax	(678) 297-3405
State	GA	Zip+4	30005-4124	Cellular	(770) 309-0619
Office Phone	(678) 297-3404	Ext.		E-mail	rhoskins@nurock.com

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

IV. PROJECT LOCATION

Project Name	Residences at Richmond Hill			Phased Project?	No
Site Street Address (if known)	2501 Harris Trail Road			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	2501 Harris Trail Road			Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 31.906382	Longitude: -81.297623	9-digit Zip**	Acreage	6.5100
City	Richmond Hill			Census Tract Number	9203.06
Site is predominantly located:	Within City Limits	County	Bryan	QCT?	No
In USDA Rural Area?	Yes	In DCA Rural County?	No	Overall:	Rural
	Congressional	State Senate	State House	HUD SA:	MSA Savannah
	1	1	164		

* If street number unknown

Legislative Districts **				Zip Codes	http://zip4.usps.com/zip4/welcome.jsp
If on boundary, other district:				Legislative Districts:	http://volesmart.org/
Political Jurisdiction	Richmond Hill			Website	http://www.richmondhill-ga.gov/
Name of Chief Elected Official	E. Harold Fowler	Title	Mayor	City	Richmond Hill
Address	40 Richard R. Davis Drive			Email	hfowler@richmondhill-ga.gov
Zip+4	31324-0000	Phone	(912) 756-3345		

** Must be verified by applicant using following websites:

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	64	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	51	0
Number of 50% Units	13	0
Number of 60% Units	38	0
Number of Unrestricted (Market) Units	13	
Total Residential Units	64	
Common Space Units	0	
Total Units	64	

E. Buildings

Number of Residential Buildings	8
Number of Non-Residential Buildings	1
Total Number of Buildings	9

F. Total Residential Parking Spaces

135

D. Unit Area

Total Low Income Residential Unit Square Footage	54,100
Total Unrestricted (Market) Residential Unit Square Footage	13,900
Total Residential Unit Square Footage	68,000
Total Common Space Unit Square Footage	0
Total Square Footage from Units	68,000

Total Common Area Square Footage from Nonresidential areas	1,622
Total Square Footage	69,622

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	[]	Elderly	[]
	HFOP	[]	Other	[]
% of Total Units		6.3%	Required:	5%
% of Units for the Mobility-Impaired		50.0%	Required:	40%
% of Total Units		3.1%	Required:	2%

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Roll-In Showers

Nbr of Units Equipped:	4
Nbr of Units Equipped:	2

C. Sight / Hearing Impaired

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

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

No

VIII. SET ASIDES

A. LIHTC:

Nonprofit

No

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 - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
1 Robert Hoskins	Residences at Richmond Hill	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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:	
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New properties: to exercise an Extension of Cancellation Option?

Yes	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
-----	--------------------------	--	---------------------------------------	--

C. Is there a Tenant Ownership Plan?

Yes

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)?	
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	
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 15, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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)

Richmond Hill Housing Partners, LP				Name of Principal	Robert Hoskins
800 North Point Pkwy, Suite 125				Title of Principal	Managing Member of GP
Alpharetta		Fed Tax ID:		Direct line	(770) 552-8070
GA	Zip+4	30005-4124	Org Type:	For Profit	Cellular
(678) 297-3404		E-mail	rhoskins@nurock.com		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

NDG Richmond Hill, LLC				Name of Principal	Robert Hoskins
800 North Point Pkwy, Suite 125				Title of Principal	Managing Member
Alpharetta		Website		Direct line	(770) 552-8070
GA	Zip+4	30005-4124		Cellular	(770) 309-0619
(678) 297-3404		E-mail	rhoskins@nurock.com		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

Boston Capital				Name of Principal	Scott Arrighi
One Boston Place, Suite 2100				Title of Principal	Vice President
Boston		Website		Direct line	(617) 624-8867
MA	Zip+4	02108-4406		Cellular	
		E-mail	sarrighi@bostoncapital.com		

b. State Limited Partner

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

Boston Capital				Name of Principal	Scott Arrighi
One Boston Place, Suite 2100				Title of Principal	Vice President
Boston		Website		Direct line	(617) 624-8867
MA	Zip+4	02108-4406		Cellular	
		E-mail	sarrighi@bostoncapital.com		

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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II. DEVELOPER(S)

A. DEVELOPER

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

NuRock Development Partners, Inc.				Name of Principal	Robert Hoskins
800 North Point Pkwy, Suite 125				Title of Principal	President
Alpharetta	Website	http://www.nurock.com/		Direct line	(770) 552-8070
GA	Zip+4	30005-4124		Cellular	(770) 309-0619
(678) 297-3404	E-mail	rhoskins@nurock.com			

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

NuRock Construction Services, LLC				Name of Principal	Miguel Esparza
800 North Point Pkwy, Suite 125				Title of Principal	Vice President
Alpharetta	Website	http://www.nurock.com/		Direct line	
GA	Zip+4	30005-4124		Cellular	(404) 456-5929
(817) 886-9315	E-mail	mesparza@nurock.com			

C. MANAGEMENT COMPANY

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

NuRock Management Group				Name of Principal	Sandra Hoskins
800 North Point Pkwy, Suite 125				Title of Principal	President
Alpharetta	Website	http://www.nurock.com/		Direct line	
GA	Zip+4	30005-4124		Cellular	
(678) 297-3403	E-mail	skhoskins@nurock.com			

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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D. ATTORNEY	Arnall Golden Gregory LLP			Name of Principal	Mark Gould
Office Street Address	171 Seventeenth Street, Suite 2100			Title of Principal	Partner
City	Atlanta	Website		Direct line	(404) 873-8782
State	GA	Zip+4	30363-0000	Cellular	
10-Digit Office Phone / Ext.		E-mail	mark.gould@agg.com		

E. ACCOUNTANT	Novogradac and Company LLP			Name of Principal	Bentley Stanton
Office Street Address	2325 Lakeview Parkway, Suite 450			Title of Principal	Partner
City	Alpharetta	Website	novoco.com	Direct line	(678) 867-2333
State	GA	Zip+4		Cellular	
10-Digit Office Phone / Ext.		E-mail			

F. ARCHITECT	Gruber & Associates, Architects, LLC			Name of Principal	Morton Gruber
Office Street Address	245 Peachtree Center Ave, NE, Suite 2445			Title of Principal	Architect
City	Atlanta	Website		Direct line	(404) 584-1681
State	GA	Zip+4	30303-0000	Cellular	
10-Digit Office Phone / Ext.		E-mail	mgruber@mortongruber.com		

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

A. LAND SELLER (If applicable)	OFW, LLC	Principal	Nigel Wright	10-Digit Phone / Ext.	(404) 245-9290
Office Street Address	4409 North Elizabeth Lane			City	Atlanta
State	GA	Zip+4	30339-0000	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?	Yes	Robert Hoskins is the owner of both NuRock Development Partners, Inc. and NuRock Construcion Services, LLC.
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	Robert Hoskins is the Managing Member of NDG Richmond Hill, LLC, the GP of Richmond Hill Housing Partners, LP, and is the owner of NuRock Construction Services, LLC.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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

C. ADDITIONAL INFORMATION

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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PART THREE - SOURCES OF FUNDS - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits			FHA Risk Share		Georgia TCAP *
	Historic Rehab Credits			FHA Insured Mortgage		USDA 515
	Tax Exempt Bonds: \$			Replacement Housing Funds	Yes	USDA 538
	Taxable Bonds			McKinney-Vento Homeless		USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	<input type="text" value="Specify Other HOME Source here"/>				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Construction - Churchill Stateside / USDA 538	2,000,000	5.250%	24
Mortgage B	Bridge - Churchill Stateside Group	8,890,415	6.500%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Boston Capital	1,079,453		
State Housing Credit Equity	Boston Capital	682,413		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		12,652,281		
Total Construction Period Costs from Development Budget:		12,652,281		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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 / USDA 538	2,000,000	5.250%	35	35	124,978	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.07% NuRock Development Partners, Inc.	1,177	0.000%	15	15	78	Amortizing

Total Cash Flow for Years 1 - 15: 566,560
 DDF Percent of Cash Flow (Yrs 1-15) 0.208% 0.208%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Boston Capital	7,196,355					
State Housing Credit Equity	Boston Capital	4,549,420					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		13,746,952					
Total Development Costs from Development Budget:		13,746,952					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
7,197,075	-720.00	52%
4,549,875	-455.00	33%
		85%

*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

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PART FOUR - USES OF FUNDS - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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				7,500	7,500				
Environmental Report(s)				25,000	25,000				
Soil Borings									
Boundary and Topographical Survey				50,000	50,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	90,000	90,000	-	-	
ACQUISITION					ACQUISITION				
Land				400,000				400,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	400,000	-	-	400,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	147,465		960,000	960,000				
Site Construction (Off-site)				96,000	96,000				
				Subtotal	1,056,000	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				6,048,000	6,048,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				507,000	507,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	6,555,000	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		456,660	456,660				
Builder Overhead	6.000%	456,660	6.000%	152,220	152,220				
General Requirements*	2.000%	152,220	2.000%	456,660	456,660				
	6.000%	456,660	6.000%						
*See QAP: General Requirements policy	14.000%	1,065,540	Subtotal	1,065,540	1,065,540	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs	Average TCHC:			135,570.94 per Res'l unit	135,570.94 per unit	124.62 per total sq ft			
8,676,540.00				127.60 per Res'l unit SF	127.60 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	5.00%			433,827	433,827				

PART FOUR - USES OF FUNDS - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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	133,370	133,370			
Bridge Loan Interest	176,723	132,542			44,181
Construction Loan Fee	17,500	17,500			
Construction Loan Interest	212,233	182,425			29,808
Construction Legal Fees	85,000	85,000			
Construction Period Inspection Fees	50,000	50,000			
Construction Period Real Estate Tax	64,000	64,000			
Construction Insurance	52,600	52,600			
Title and Recording Fees	152,328	152,328			
Payment and Performance bonds					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	943,754	869,765	-	-	73,989
PROFESSIONAL SERVICES					
Architectural Fee - Design	200,000	200,000			
Architectural Fee - Supervision	55,000	55,000			
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)					
Accessibility Inspections and Plan Review					
Construction Materials Testing					
Engineering	220,000	220,000			
Real Estate Attorney	25,000	25,000			
Accounting	50,000	25,000			25,000
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	560,000	535,000	-	-	25,000
LOCAL GOVERNMENT FEES Avg per unit: 5,287					
Building Permits	138,374	138,374			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	200,000	200,000			
Sewer Tap Fees waived? <input type="text" value="No"/>					
Subtotal	338,374	338,374	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	89,800				89,800
Permanent Loan Legal Fees	17,500				17,500
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	107,300				107,300

PART FOUR - USES OF FUNDS - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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	66,180	66,180				66,180
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)						
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	123,880				123,880
		EQUITY COSTS				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		25,000				25,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	25,000				25,000
		DEVELOPER'S FEE				
Developer's Overhead	31.372%	500,000	500,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	68.628%	1,093,777	1,093,777			
	Subtotal	1,593,777	1,593,777	-	-	-
		START-UP AND RESERVES				
Marketing						
Rent-Up Reserves	94,004	94,004				94,004
Operating Deficit Reserve:	250,496	250,496				250,496
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,719	110,000	110,000			-
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	454,500	110,000	-	-	344,500
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		13,746,952	12,647,283	-	-	1,099,669
Average TDC Per:	Unit:	214,796.13	Square Foot:	197.45		

PART FOUR - USES OF FUNDS - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs
 Amount of nonqualified nonrecourse financing
 Costs of Nonqualifying units of higher quality
 Nonqualifying excess portion of higher quality units
 Historic Tax Credits (Residential Portion Only)
 Other

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type:

	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 <input type="text" value=" <Enter detailed description here; use Comments section if needed>"/>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	12,647,283	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,647,283	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	16,441,468	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	79.56%	79.56%	79.56%
Qualified Basis	13,080,638	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,177,257	0	0
Total Basis Method Tax Credit Calculation	1,177,257		

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

13,754,048	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):			
13,746,952					
2,000,000					
11,746,952	Funding Amount	<input type="text" value="0"/>	Hist Desig	<input type="text" value="No"/>	
/ 10					
1,174,695	Federal	<input type="text" value="0.8700"/>	+	State	<input type="text" value="0.5500"/>
1.4200	=				
827,250					
827,250					
827,250					
827,250					

PART FOUR - USES OF FUNDS - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Applicant has used construction cost experience to estimate construction costs.

PART FOUR (b) - OTHER COSTS - 2017-020 - Residences at Richmond Hill - Richmond Hill - Bryan, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

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 - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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 - Georgia South - Single Family Row House/Townhouse		
January 1, 2017	Structure	Townhome

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X				3	4		
Cooking	Electric	X				9	11		
Hot Water	Electric	X				18	23		
Air Conditioning	Electric	X				15	18		
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X				27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X				47	57		
Refuse Collection									
Total Utility Allowance by Unit Size					0	0	119	146	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

Applicant is using the Georgia South Utility Allowances for Rowhouse, obtained from the DCA website.

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	32	32	0	0	64
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	0	19,500	20,700	0	40,200
0	0	5,850	8,050	0	13,900
0	0	25,350	28,750	0	54,100
0	0	5,850	8,050	0	13,900
0	0	31,200	36,800	0	68,000
0	0	0	0	0	0
0	0	31,200	36,800	0	68,000

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

11,812

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	43,400
Maintenance Salaries & Benefits	43,400
Support Services Salaries & Benefits	25,200
Other (describe here)	
Subtotal	112,000

On-Site Office Costs

Office Supplies & Postage	15,200
Telephone	3,100
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	12,100
Other (describe here)	
Subtotal	30,400

Maintenance Expenses

Contracted Repairs	
General Repairs	11,500
Grounds Maintenance	4,100
Extermination	4,100
Maintenance Supplies	2,000
Elevator Maintenance	
Redecorating	5,500
Other (describe here)	
Subtotal	27,200

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	2,000
Accounting	8,600
Advertising	18,200
Other (describe here)	
Subtotal	28,800

Utilities (Avg\$/mth/unit)

Electricity	17	13,000
Natural Gas	0	
Water&Swr	13	10,000
Trash Collection		9,000
Other (describe here)		
Subtotal		32,000

Taxes and Insurance

Real Estate Taxes (Gross)*	73,600
Insurance**	38,400
Other (describe here)	
Subtotal	112,000

Management Fee:

	33,614
564.75	Average per unit per year
47.06	Average per unit per month

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

TOTAL OPERATING EXPENSES **376,014**

Average per unit 5,875.22
Total OE Required 224,000

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 **392,014**

V. APPLICANT COMMENTS AND CLARIFICATIONS

RE Taxes are calculated by taking 40% of the value of the land and improvements and multiplying it by the millage rate. Insurance is based on similar operating properties within NuRock's portfolio. More thorough discussion of these calculations are found in Tab 1

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	-	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	590,592	602,404	614,452	626,741	639,276	652,061	665,103	678,405	691,973	705,812
Ancillary Income	11,812	12,048	12,289	12,535	12,786	13,041	13,302	13,568	13,839	14,116
Vacancy	(42,168)	(43,012)	(43,872)	(44,749)	(45,644)	(46,557)	(47,488)	(48,438)	(49,407)	(50,395)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(342,400)	(352,672)	(363,252)	(374,150)	(385,374)	(396,935)	(408,844)	(421,109)	(433,742)	(446,754)
Property Mgmt	(33,614)	(34,286)	(34,972)	(35,672)	(36,385)	(37,113)	(37,855)	(38,612)	(39,384)	(40,172)
Reserves	(16,000)	(16,480)	(16,974)	(17,484)	(18,008)	(18,548)	(19,105)	(19,678)	(20,268)	(20,876)
NOI	168,222	168,002	167,671	167,221	166,650	165,949	165,113	164,136	163,011	161,731
Mortgage A	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	43,243	43,024	42,692	42,243	41,671	40,970	40,135	39,157	38,033	36,752
DCR Mortgage A	1.35	1.34	1.34	1.34	1.33	1.33	1.32	1.31	1.30	1.29
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.35	1.34	1.34	1.34	1.33	1.33	1.32	1.31	1.30	1.29
Oper Exp Coverage Ratio	1.43	1.42	1.40	1.39	1.38	1.37	1.35	1.34	1.33	1.32
Mortgage A Balance	1,979,534	1,957,967	1,935,240	1,911,291	1,886,054	1,859,460	1,831,435	1,801,903	1,770,783	1,737,989
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	-	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	719,928	734,327	749,013	763,994	779,274	794,859	810,756	826,971	843,511	860,381
Ancillary Income	14,399	14,687	14,980	15,280	15,585	15,897	16,215	16,539	16,870	17,208
Vacancy	(51,403)	(52,431)	(53,480)	(54,549)	(55,640)	(56,753)	(57,888)	(59,046)	(60,227)	(61,431)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(460,157)	(473,962)	(488,181)	(502,826)	(517,911)	(533,448)	(549,451)	(565,935)	(582,913)	(600,400)
Property Mgmt	(40,975)	(41,795)	(42,631)	(43,483)	(44,353)	(45,240)	(46,145)	(47,068)	(48,009)	(48,969)
Reserves	(21,503)	(22,148)	(22,812)	(23,497)	(24,201)	(24,927)	(25,675)	(26,446)	(27,239)	(28,056)
NOI	160,289	158,678	156,890	154,919	152,754	150,388	147,812	145,016	141,993	138,732
Mortgage A	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	35,311	33,700	31,912	29,941	27,775	25,409	22,833	20,038	17,015	13,754
DCR Mortgage A	1.28	1.27	1.26	1.24	1.22	1.20	1.18	1.16	1.14	1.11
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.28	1.27	1.26	1.24	1.22	1.20	1.18	1.16	1.14	1.11
Oper Exp Coverage Ratio	1.31	1.29	1.28	1.27	1.26	1.25	1.24	1.23	1.22	1.20
Mortgage A Balance	1,703,432	1,667,016	1,628,641	1,588,202	1,545,589	1,500,684	1,453,363	1,403,498	1,350,951	1,295,578
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	-	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	877,589	895,140	913,043	931,304	949,930	968,929	988,307	1,008,073	1,028,235	1,048,800
Ancillary Income	17,552	17,903	18,261	18,626	18,999	19,379	19,766	20,161	20,565	20,976
Vacancy	(62,660)	(63,913)	(65,191)	(66,495)	(67,825)	(69,182)	(70,565)	(71,976)	(73,416)	(74,884)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(618,412)	(636,965)	(656,074)	(675,756)	(696,029)	(716,910)	(738,417)	(760,569)	(783,386)	(806,888)
Property Mgmt	(49,949)	(50,948)	(51,967)	(53,006)	(54,066)	(55,148)	(56,251)	(57,376)	(58,523)	(59,693)
Reserves	(28,898)	(29,765)	(30,658)	(31,577)	(32,525)	(33,500)	(34,505)	(35,541)	(36,607)	(37,705)
NOI	135,221	131,453	127,414	123,096	118,484	113,568	108,335	102,773	96,867	90,605
Mortgage A	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	10,243	6,474	2,436	(1,883)	(6,494)	(11,411)	(16,643)	(22,206)	(28,111)	(34,373)
DCR Mortgage A	1.08	1.05	1.02	0.98	0.95	0.91	0.87	0.82	0.78	0.72
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.08	1.05	1.02	0.98	0.95	0.91	0.87	0.82	0.78	0.72
Oper Exp Coverage Ratio	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10
Mortgage A Balance	1,237,226	1,175,737	1,110,940	1,042,659	970,705	894,882	814,980	730,781	642,054	548,555
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	-	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,069,776	1,091,171	1,112,995	1,135,254	1,157,960
Ancillary Income	21,396	21,823	22,260	22,705	23,159
Vacancy	(76,382)	(77,910)	(79,468)	(81,057)	(82,678)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(831,095)	(856,028)	(881,708)	(908,160)	(935,404)
Property Mgmt	(60,887)	(62,105)	(63,347)	(64,614)	(65,906)
Reserves	(38,836)	(40,001)	(41,201)	(42,437)	(43,710)
NOI	83,971	76,951	69,530	61,691	53,420
Mortgage A	(124,978)	(124,978)	(124,978)	(124,978)	(124,978)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	(41,007)	(48,027)	(55,448)	(63,287)	(71,559)
DCR Mortgage A	0.67	0.62	0.56	0.49	0.43
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.67	0.62	0.56	0.49	0.43
Oper Exp Coverage Ratio	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	450,028	346,201	236,791	121,496	(0)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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="-"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="0.00%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="6.00%"/>
Expense Growth Rate (3.00%)	<input type="text" value="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="6.000%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)

--	--

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The project conforms with all DCA underwriting criteria and definitions of financial and economic feasibility and viability. It conforms with all applicable sections of the 2017 Qualified Allocation Plan.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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	128,669 x 0 units = 0	0	141,535 x 0 units = 0	0
1 BR	1	0	168,462 x 0 units = 0	0	185,308 x 0 units = 0	0
2 BR	2	0	204,394 x 0 units = 0	0	224,833 x 0 units = 0	0
3 BR	3	0	250,016 x 0 units = 0	0	275,017 x 0 units = 0	0
4 BR	4	0	294,230 x 0 units = 0	0	323,653 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Row House						
Efficiency	0	0	120,734 x 0 units = 0	0	132,807 x 0 units = 0	0
1 BR	1	0	158,379 x 0 units = 0	0	174,216 x 0 units = 0	0
2 BR	2	32	192,727 x 32 units = 6,167,264	0	211,999 x 0 units = 0	0
3 BR	3	32	237,087 x 32 units = 7,586,784	0	260,795 x 0 units = 0	0
4 BR	4	0	281,584 x 0 units = 0	0	309,742 x 0 units = 0	0
<i>Subtotal</i>	<i>64</i>		<i>13,754,048</i>	<i>0</i>		<i>0</i>
Walkup						
Efficiency	0	0	100,204 x 0 units = 0	0	110,224 x 0 units = 0	0
1 BR	1	0	138,379 x 0 units = 0	0	152,216 x 0 units = 0	0
2 BR	2	0	175,464 x 0 units = 0	0	193,010 x 0 units = 0	0
3 BR	3	0	229,044 x 0 units = 0	0	251,948 x 0 units = 0	0
4 BR	4	0	285,392 x 0 units = 0	0	313,931 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Elevator						
Efficiency	0	0	104,177 x 0 units = 0	0	114,594 x 0 units = 0	0
1 BR	1	0	145,848 x 0 units = 0	0	160,432 x 0 units = 0	0
2 BR	2	0	187,519 x 0 units = 0	0	206,270 x 0 units = 0	0
3 BR	3	0	250,025 x 0 units = 0	0	275,027 x 0 units = 0	0
4 BR	4	0	312,532 x 0 units = 0	0	343,785 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Total Per Construction Type	64		13,754,048	0		0

Threshold Justification per Applicant

DCA's Comments:

At a TDC of \$13,746,952, the development is below the Project Cost Limit.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

The project provides mixed-income housing for families in Richmond Hill and Bryan County

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: | birthday parties, movie nights, pot-lucks holiday parties |
| 2) On-site enrichment classes | Specify: | arts and crafts, tutoring, after-school programs |
| 3) On-site health classes | Specify: | exercise classes, nutrition classes |
| 4) Other services approved by DCA | Specify: | |

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

We agree to provide all of the required services, and more.

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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.	John Wall and Associates	
B.	4 months	
C.	96.60%	
D.	6.30%	

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

Absorption period, page 12. Occupancy Rate, page 14. Capture Rate, page 11.
 No tax credit projects in close proximity were funded in 2014 or 2015. However, Ashleigh Place Seniors, DCA # 2013-038, was funded in 2013.

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:
 Appraiser's Name:

--

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

Pass?

--

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

Threshold Justification per Applicant

No appraisal is required. There is no identity of interest between the seller and the buyer, and this is new construction.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

A. **Peachtree Environmental**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **No**

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

1)
 2)

D. Is the subject property located in a:

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

D.

- 1) **No**
- 2) **Yes**
- a) **25.000%**
- b) **Yes**
- c) **Yes**
- 3) **Yes**
- a) **25.000%**
- b) **No**
- c) **Yes**
- 4) **Yes**

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:

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

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

1) **No**
 2) **No**
 3) **Yes**

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

G. **No**

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

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

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I. **[Empty Box]**

J. Is Contract Addendum included in Application?

J. **No**

Threshold Justification per Applicant

Phase II not required. Noise assessment was not required. DCA deferred to local building code for floodplain concerns. Local code allows building in floodplain if ground floor raised 1 foot above

DCA's Comments:

[Empty Box]

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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. No	

Threshold Justification per Applicant

DCA's Comments:

9 SITE ACCESS

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

Pass?	
A. Yes	
B.	
C.	
D.	

Threshold Justification per Applicant

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)	
D. Yes	
E. Yes	

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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

<<Enter Provider Name Here>>

Pass?

Threshold Justification per Applicant

2) Electric

Coastal Electric Cooperative

1) No

2) Yes

Gas will not be used. Electricity is available and to be provided by Coastal Electric Cooperative

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)

2)

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

1) Public water

Richmond Hill

B1) Yes

2) Public sewer

Richmond Hill

2) Yes

Threshold Justification per Applicant

Water and sewer provided by the city and are available at the site.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

No

Agree

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

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

A1) Building

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

A2) Gazebo 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

1) Pond

Guidebook Met? DCA Pre-approved?

3) Perimeter walking path

Guidebook Met? DCA Pre-approved?

2) Swimming Pool with Terrace

4) Picnic Area

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. 1)

2)

3a)

3b)

Threshold Justification per Applicant

We agree to provide all of the applicable amenities as required by DCA, plus additional ones determined by our development plan and the market we are serving.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

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

Threshold Justification per Applicant

The project is a new development; therefore this section does not apply.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

Conceptual site development plan found at Tab 15 shows the project conforms with all state and local requirements. Maps and photos of the site are also available for easy identification and location.

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

	Pass?	
A.	Agree	
B.	Agree	

Threshold Justification per Applicant

We agree to conform to the energy efficiency and sustainable building requirements of DCA as well as those currently in practice in the industry.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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 indicated 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?

Pass?		
A1).	Yes	
2)	Yes	
3)		
4)	Yes	
B1)a.	Yes	
b.	Yes	
2)	Yes	
C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Carl Seville**

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

Threshold Justification per Applicant

We agree to adhere to all applicable federal, state, and local accessibility laws and regulations.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

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

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) Thermally insulated windows and doors

2) Water conserving plumbing fixtures including showerheads, faucets and toilets.

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

Yes	
-----	--

2)

Yes	
-----	--

Threshold Justification per Applicant

We agree to comply with all applicable DCA architectural design standards

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

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

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

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

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

F. DCA Final Determination

Threshold Justification per Applicant

Pass?

A.

No	
----	--

B.

No	
----	--

C.

--	--

D.

No	
----	--

E. Certifying Principal

F. << Select Designation >>

Our principal, Robert G. Hoskins, is a longtime, experienced member of the affordable housing development community.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

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

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

Threshold Justification per Applicant

Pass?

A.

No	
----	--

B.

--	--

C.

Yes	
-----	--

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

Pass?		

Threshold Justification per Applicant

Not applicable

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?		

Threshold Justification per Applicant

Not applicable

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?		

Threshold Justification per Applicant

Not applicable

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan 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

Not applicable - new construction of vacant land

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

We agree to provide an AFFH Marketing Plan before beginning leasing the completed development.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
92	59	20
TOTALS:	10	10
	A.	0
	B.	0

1. APPLICATION COMPLETENESS

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

- A. Missing or Incomplete Documents** Number: 0
- Organization Number: 0
- B. Financial and Other Adjustments** Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **64**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
51	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
79.69%	0.00%

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

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:	

0.00%	0.00%
4	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

13	12	0
12	12	
1		
various		

Scoring Justification per Applicant

Residences at Richmond Hill is located in an area of proximity to grocery shopping, recreation, pharmacy, schools, medical care, places of worship, and other services, as shown in Tab 26. Maps and photographs are provided for ease in identification and location.

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.

6	2	0
Applicant Agrees?	Yes	
DCA Agrees?		
	Yes	

PART NINE - SCORING CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
TOTALS:	92	59 20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

The site is served by Coastal Regional Coaches, a regional public transit system providing convenient, on-call services throughout Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh, and Screven Counties. The service operates five days per week, Monday through Friday from 7:00 am to 5:00 pm. Residents can learn of this service by the service's own website, or through the Bryan County Government's website at <http://www.bryancountyga.org/government/departments-h-z/transit>

DCA's Comments:

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

Coastal Regional Coaches	866-543-6744
http://www.coastalregionalcoaches.com/CRC/Home.html	
http://www.coastalregionalcoaches.com/CRC/Coastal_Region_Map.html	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

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

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

Yes/No	Yes/No

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	5/23/17	Robert Hoskins	NuRock Development Partners, Inc
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 - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
TOTALS:	92	59 20

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

Commitments for Building Certification:

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

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

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

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

C. Exceptional Sustainable Building Certification

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

C.	Yes/No	Yes/No
----	--------	--------

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

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

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

Scoring Justification per Applicant

Residences at Richmond Hill commits to building in accordance with the EarthCraft House Multifamily program and the High Performance Building Design programs in order to achieve maximum energy efficiency in the proposed rural townhome community.

DCA's Comments:

7. STABLE COMMUNITIES

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

7	4	0
---	---	---

A Census Tract Demographics

3	2	
---	---	--

& Competitive Pool chosen: **Rural**

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

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

Yes	
-----	--

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

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

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

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

C. Georgia Department of Public Health Stable Communities

Per Applicant	Per DCA
---------------	---------

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

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

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 - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
TOTALS:	92	59
	10	20
	0	0

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

--

A. Community Revitalization

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

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

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

2 A.

--	--

 Yes/No Yes/No

i.)		
ii.)		

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **9203.06** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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	Score Value	Self Score	DCA Score
TOTALS:	92	59	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name		Direct Line		Email	

2. Quality Transformation Plan

4

2.

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

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

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

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

PART NINE - SCORING CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
TOTALS: 92	59	20

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

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Score Value	Self Score	DCA Score
TOTALS: 92	59	20

Solution and Who Implements

--

C. Community Investment

1. Community Improvement Fund

Amount / Balance

Family

4		
1	1.	

Source			Bank Name		
Contact	Direct Line		Account Name		
Email			Bank Website		
Bank Contact	Direct Line		Contact Email		

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

Description of Use of Funds

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

2. Long-term Ground Lease

1	2.	

- 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?

3. Third-Party Capital Investment

Competitive Pool chosen: Rural

2	3.	

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	13,746,952
---	---------	---------	--------------------------------	------------

PART NINE - SCORING CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
10		
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

Competitive Pool chosen:

Rural

4

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

A. Phased Developments

Phased Development?

No

0

3

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

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

OR

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.	2	0
----	----------	----------

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

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

(additional point)

3
1
2

1.		
2.		
3.	2	

Scoring Justification per Applicant

There has not been a tax credit award in Richmond Hill in the last four funding cycles. The last one was in 2013.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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TOTALS:	Score Value	Self Score	DCA Score
	92	59	20
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The project is proposed in a strong market with high occupancy rates and low capture rates, and economic conditions of growth and good prospects for success, as evidenced by the market study in Tab 5.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

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

12. EXCEPTIONAL NON-PROFIT

0

3		
	Yes/No	Yes/No

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2	2	
	64	

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

Unit Total

MGP	NDG Richmond Hill, LLC	100.0000%	Robert Hoskins	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	NuRock Development Partners, Inc.	0.0000%	Robert Hoskins
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Boston Capital	0.0000%	Scott Arrighi	Developmt Consult	0	0.0000%	0
State LP	Boston Capital	0.0000%	Scott Arrighi				

Scoring Justification per Applicant

DCA's Comments:

Site is in Bryan County, on USDA list eligible for rural program. A glitch in DCA application has left it out. However,

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

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

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

B. Designated Military Zones

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

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

City: **Richmond Hill** County: **Bryan** QCT? **No** Census Tract #: **9203.06**

Scoring Justification per Applicant

DCA's Comments:

B.		
----	--	--

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4

4	0
Yes/No	Yes/No
a) Yes	
b) Yes	
c) Yes	
d) Yes	
e) 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
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	2,000,000
Total	2,000,000

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

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

13,746,952	0.0000%
14.5487%	

Applicant is using USDA 538 Rural Financing, which is a Federal Govt loan, for both construction and permanent financing. This is a "delayed award" which will be verified before July 7, and for which funds

DCA's Comments:

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

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

6
51
5
0

3	0	0
2	0	0
1.		
2.		
3.		
4.		

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

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

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

0
0
64
0.00%

2	0	0
2		

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

B. Historic

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

Nbr Historic units:
Total Units
% of Total

0
64
0.00%

1		
---	--	--

DCA's Comments:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
No	
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.

As shown in the documentation from the Expercure program and the MOU between NuRock and the Urgent Care Center of Richmond Hill (UCCRH), client needs include promotion of health and wellness, screening for blood pressure and diabetes, education about the benefits of exercise and healthy eating, and risk assessments for lifestyle choices.

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) Newsletters to include nutritional advice, wellness tips, local resources	monthly	0
b) Health screening for diseases, health risk assessments, and biometrics	quarterly	0
c) Referrals to urgent more advanced care	As needed	0
d) n/a		

B. Healthy Eating Initiative

2 0 0

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

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

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

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

C. Healthy Activity Initiative

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
----	--

Scoring Justification per Applicant

The UCCRH will implement and support this program for all residents as that are on the apartment as adult members and their family members as identified in the lease and consent agreement to participate in the wellness program as provided by the property owner/management company. Monthly newsletters provided by UCCRH will cover a variety of health-related topics with sensitivity to local and current national concerns. Informational materials will include topics such as pediatric and adult vaccinations, healthy eating habits, hygiene techniques to avoid infection, how to monitor blood pressure or blood sugar, local resources for PCP or specialty concerns, etc.

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	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?

Bryan County School District

Family

--	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	GW Carver Elementary	4-5	No	90.70	89.70	84.30	89.00	88.43	Yes
b) Middle/Junior High	Richmond Hill Middle School	6-8	No	90.40	86.30	79.40	84.70	85.20	Yes
c) High	Richmond Hill High School	9-12	No	80.70	75.70	83.20	87.40	81.75	Yes
d) Primary/Elementary	GW Carver Elementary	4-5	No						
e) Middle/Junior High	Richmond Hill Middle School	6-8	No						
f) High	Richmond Hill High School	9-12	No						

Scoring Justification per Applicant

The site is located in an area of excellent educational opportunity for the children living at Residences at Richmond Hill, as evidenced by the CCRPI scores given above. We should note that there are two other schools at the elementary level, Richmond Hill Primary School (Pre-K through first grade) and Richmond Hill Elementary (2nd and 3rd grades). CCRPI scores were not available for all years for those,

DCA's Comments:

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21. WORKFORCE HOUSING NEED (choose A or B)

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

Project City	Richmond Hill
Project County	Bryan
HUD SA	Savannah
MSA / Non-MSA	MSA
Urban or Rural	Rural

Scoring Justification per Applicant

[Light blue bar for scoring justification]

DCA's Comments:

[Light yellow bar for DCA's comments]

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

The development team's compliance history shows a strong, positive track record in owning, developing, and operating affordable housing properties in Georgia, Florida, and Texas, as shown in its

DCA's Comments:

[Light yellow bar for DCA's comments]

TOTAL POSSIBLE SCORE **92** **59 20**

EXCEPTIONAL NONPROFIT POINTS **0**

INNOVATIVE PROJECT CONCEPT POINTS **0**

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS **20**

PART NINE - SCORING CRITERIA - 2017-020 Residences at Richmond Hill, Richmond Hill, Bryan County

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

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	59	20

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

[Empty comment box area]

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

Residences at Richmond Hill

Richmond Hill, Bryan 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

Residences at Richmond Hill
Richmond Hill, Bryan County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Residences at Richmond Hill

Richmond Hill, Bryan County

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

Scoring Section 16 - Innovative Project Concept Narrative

Residences at Richmond Hill

Richmond Hill, Bryan County

Innovative Project Narrative

BreakOut™

The BreakOut™ Program is a support services program offered free of charge at various NuRock communities throughout Georgia, Florida, and Texas. It lends a hand to NuRock's resident families that have stressed work schedules, but also do not feel comfortable leaving their children at home alone. The key to the success of this operation is the support services programs that are provided to the families of the Communities focusing on the nine key elements:

- Academic Enrichment A learning center will be available to children, youth and adults with literacy and GED preparation programs and equipment, tutors, "study halls" and skills and job readiness training. Homework assistance is emphasized and motivated through positive peer pressure.
- After School Support The foundation for BreakOut™ shall be the after school program, which includes recreation, creative activities, homework assistance and academic support, positive peer pressure, self-esteem and the thrill of achievement.
- Lifestyle Enrichment Within the BreakOut™ program, counseling for financial matters, dietary issues and improvement of relationship skills will be given by qualified counselors.
- Health and Social Services Seminars Provide the residents with access to community health clinics and classes. Prevention programs will be conducted and/or sponsored, including drug, alcohol and other forms of addictions and anti-social behaviors, all integrated into the wellness and health screening program.
- Recreational and Personal Development Recreation programs are offered involving boy/girl scouts, community activities, organized sports, dances, movies, arts and drama.
- Resident Participation in a Safe and Secure Community Residents participate in an active neighborhood watch and encouraged to assist in the decision making process involving the destiny of their community.
- Code of Conduct All residents must sign a Code of Conduct, which emphasizes a safe, drug free, crime free environment and requires appropriate conduct at all times on the property.
- Parental Support Study halls, recreational supervision, community meetings and communitywide activities all support parents' efforts to encourage positive development of their children.
- Positive Reinforcement & Measurement Children and adults are given awards for success in the BreakOut™ programs and individual school performance, including academic, athletic, and life change achievements.

The experience of the BreakOut™ program demonstrates that the support provided results in a lack of vandalism, full occupancy with waiting lists, and most importantly, a brighter future for the community's children and parents. By enhancing a secure financial pro forma into a highly successful living experience for children who now see the promise of a brighter future, BreakOut™ demonstrates the reality of "doing well by doing good".

Numerous research studies conclude that the effects of after school programs are beneficial to providing increased academic performances, development and health improvements, and crime and drug prevention. Attached are several of these White Papers:

- Harvard Family Research Project, 2008
- Ready Georgia- "After School Programs", 2004
- Afterschool: Key to Health and Well ness for Pre-teens and Teens

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]