

Project Narrative
Thomas Manor Apartments
Thomasville, Thomas County

Introduction

Thomas Manor Apartments is a proposed 31 unit new construction mixed-income project to provide quality affordable and market rate housing for seniors (55+) in the Thomasville, GA community. The property will be a garden style apartment community offering a mix of one and two bedroom units in row-house style 1-story buildings on an approximate 2.89 acre site. The proposed project will be competing for an allocation from the rural pool.

Site Location

The site is situated in a suburban infill location off a major thoroughfare in Thomas County with direct access to US 19, nestled among surrounding uses including multi-family homes and major retail centers. The proposed project achieves high scores in the categories of proximity to desirable characteristics, stable communities, quality education, community transportation, sustainable development and leveraging of resources.

Property Characteristics

Thomas Manor Apartments will be a mixed income development, serving a wide band of tenants with units set-aside for 50% AMI, 60% AMI and market rate. The property further leverages public resources by utilizing a RD 538 first mortgage loan, and is designed to the highest sustainable development standards achievable in the rural pool as per the QAP.

Local Government Support

The development team has presented the project concept to the local government, which supporting the rezoning of the property and expressed the need for the development of affordable housing for seniors within the community.

Leverage of Public Resources

The project will participate in the RD 538 loan program, helping to further leverage the tax credits with sustainable debt.

Experience of Sponsor

J. David Page is the key principal and sole owner of the proposed HOME borrower and Southport Financial Services, Inc (the developer). Mr. Page has developed over 125 LIHTC projects (10,000units), which includes over 3,000 LIHTC units in three states since 2013.

The Southport development team has developed more than 10 properties with HOME loans or other HUD financing, and has never defaulted on a HOME loan. Southport received a qualified without conditions determination in the 2014, 2015 and 2016 competitive 9% tax credit application rounds, and there have been no substantial changes in the compliance status of the Southport portfolio.

Conclusion

Thomas Manor Apartments would provide quality new mixed-income affordable housing for seniors in Thomasville, GA, within a submarket that is a stable community with limited rental options affordable for lower income households. The proposed project effectively leverages public resources to develop sustainable, mixed-income housing in an area of opportunity with convenient access to desirable characteristics and public transportation. The proposed project is sponsored by a development team that is highly experienced closing projects leveraged with federally insured debt to maximize the efficiency of tax credit resources. According to the criteria set forth in the GA QAP, the proposed project is an excellent candidate for a tax credit allocation.

Note

Pre-application 2017PA-019 reflected a different unit mix at a different site location (i.e. 80 townhome units at Tanger Blvd, Locust Grove, Henry Co, GA), which was also located within a USDA rural area. The subject application is for 31 units at the Thomasville, GA site, but there have been no changes made to the proposed development team.

PART ONE - PROJECT INFORMATION - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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:

2017-022

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 350,500	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> Pre-Application Number (if applicable) - use format 2017PA-###	2017PA-019
	Have any changes occurred in the project since pre-application?	Yes - see Comment

Was this project previously submitted to the Ga Department of Community Affairs? No 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? Yes No, what was the DCA Qualification Determination for the Team in that review? _____

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	PJ Hornik		Title	VP	
Address	5403 W Gray St		Direct Line	(813) 288-6988	
City	Tampa		Fax	(813) 288-1522	
State	FL	Zip+4	33609-1005	Cellular	(727) 385-7108
Office Phone	(813) 288-6988	Ext.		E-mail	PJHornik@sphome.com

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

IV. PROJECT LOCATION

Project Name	Thomas Manor Apartments		Phased Project?	No	
Site Street Address (if known)	405 Old Boston Rd, Thomasville, GA 31792		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	405 Old Boston Rd, Thomasville, GA 31792 (SE Corner of E Pinetree Blvd & Old Boston Rd)		Scattered Site?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Site Geo Coordinates (##.#####)	Latitude: 30°50'03.0"N	Longitude: 83°56'51.3"W	Acreage	2.8900	
City	Thomasville	9-digit Zip**	31792-0000	Census Tract Number	9605.00
Site is predominantly located:	In Unincorporated County	County	Thomas	QCT?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
In USDA Rural Area?	<input checked="" type="checkbox"/> Yes	In DCA Rural County?	<input checked="" type="checkbox"/> Yes	Overall:	Rural

* If street number unknown

Legislative Districts **	Congressional	State Senate	State House
	8	8	175

If on boundary, other district: _____

Political Jurisdiction	Thomas County		Website	http://www.thomascountybec.org/index.html	
Name of Chief Elected Official	Ken Hickey	Title	Chairman BOC		
Address	116 West Jefferson Street		City	Thomasville	
Zip+4	31799-0000	Phone	(229) 225-4100	Email	tcbc@rose.net

** Must be verified by applicant using following websites:

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

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

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	31	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 - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	22	0
Number of 50% Units	7	0
Number of 60% Units	15	0
Number of Unrestricted (Market) Units	9	
Total Residential Units	31	
Common Space Units	0	
Total Units	31	

D. Unit Area

Total Low Income Residential Unit Square Footage	21,550
Total Unrestricted (Market) Residential Unit Square Footage	8,850
Total Residential Unit Square Footage	30,400
Total Common Space Unit Square Footage	0
Total Square Footage from Units	30,400

E. Buildings

Number of Residential Buildings	5
Number of Non-Residential Buildings	1
Total Number of Buildings	6

Total Common Area Square Footage from Nonresidential areas	2,000
Total Square Footage	32,400

F. Total Residential Parking Spaces

66

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

VI. TENANCY CHARACTERISTICS

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

HFOP

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family		Elderly	
	HFOP		Other	
% of Total Units	6.5%	Required:	5%	
% of Units for the Mobility-Impaired	50.0%	Required:	40%	
% of Total Units	3.2%	Required:	2%	

B. Mobility Impaired

Nbr of Units Equipped:	2
Roll-In Showers	1

C. Sight / Hearing Impaired

Nbr of Units Equipped:	1
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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 - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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
Southport / J. David Page	Macon North Apartments	Direct	7		
Southport / J. David Page	Thomas Manor	Direct	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	<input style="width: 100%;" type="text" value="No"/>
Original GHFA/DCA Project Number	<input style="width: 100%;" type="text"/>
First Year of Credit Period	<input style="width: 100%;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 100%;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100%;" type="text"/>

First Building ID Nbr in Project

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 - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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? If yes, expiration year: Nbr yrs to forgo cancellation option:

New properties: to exercise an Extension of Cancellation Option? If yes, expiration year: Nbr yrs to forgo cancellation option:

C. Is there a Tenant Ownership Plan?

D. Is the Project Currently Occupied? If Yes ----->:

Total Existing Units	<input type="text"/>
Number Occupied	<input type="text"/>
% Existing Occupied	<input type="text"/>

E. Waivers and/or Pre-Approvals - have the following waivers and/or pre-approvals been approved by DCA?

Amenities?	No	Qualification Determination?	Yes
Architectural Standards?	No	Payment and Performance Bond (HOME only)?	No
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	No
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	No
Operating Expense?	No	If Yes, new Limit is ----->:	<input type="text"/>
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	<input type="text"/>

F. Projected Place-In-Service Date

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	TBD

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>Pre-application 2017PA-019 reflected a different unit mix at a different site location (i.e. 80 townhome units at Tanger Blvd, Locust Grove, Henry Co, GA), which was also located within a USDA rural area. The subject application is for 31 units at the Thomasville, GA site, but there have been no changes made to the proposed development team.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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)

SP GA 2016 4 LLC				Name of Principal		J. David Page
5403 W Gray St				Title of Principal		Principal
Tampa		Fed Tax ID:		Direct line		(813) 288-6988
FL	Zip+4	33609-1005	Org Type:	For Profit	Cellular	
(813) 288-6988		E-mail		PJHornik@sphome.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.

SP GA 2016 4 Manager LLC				Name of Principal		J. David Page
5403 W Gray St				Title of Principal		Principal
Tampa		Website		Direct line		(813) 288-6988
FL	Zip+4	33609-1005	Cellular		(813) 288-6988	
(813) 288-6988		E-mail		PJHornik@sphome.com		

b. Other General Partner

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

N/A				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.

N/A				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.

City Real Estate Advisors				Name of Principal		Mike Boyle
30 South Meridian Street, Suite 400				Title of Principal		VP
Indianapolis		Website		Direct line		(813) 495-2149
IN	Zip+4	46204-3565	Cellular		(813) 495-2149	
(317) 634-4400		E-mail		mboyle@cityrealestateadvisors.com		

b. State Limited Partner

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

City Real Estate Advisors				Name of Principal		Mike Boyle
30 South Meridian Street, Suite 400				Title of Principal		VP
Indianapolis		Website		Direct line		(813) 495-2149
IN	Zip+4	46204-3565	Cellular		(813) 495-2149	
(317) 634-4400		E-mail		mboyle@cityrealestateadvisors.com		

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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II. DEVELOPER(S)

A. DEVELOPER

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

Southport Development, Inc., a Washington corporation, doing business in Georgia as So				Name of Principal	J. David Page
5403 W Gray St				Title of Principal	Principal
Tampa		Website	http://sphome.com/	Direct line	(813) 288-6988
FL		Zip+4	33609-1005	Cellular	(813) 288-6988
(813) 288-6988		E-mail	PJHornik@sphome.com		

B. CO-DEVELOPER 1

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

N/A				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.

N/A				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.

N/A				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.

N/A				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.

Vaugh Bay Construction				Name of Principal	Paul Page
1911 65th Ave W				Title of Principal	VP
Tacoma		Website		Direct line	(253) 460-9000
WA		Zip+4	98466-0000	Cellular	
(253) 460-3000		E-mail	pwpage@aol.com		

C. MANAGEMENT COMPANY

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

Cambridge Management				Name of Principal	Sue Baker
1911 65th Ave W				Title of Principal	President
Tacoma		Website		Direct line	(253) 534-7200
WA		Zip+4	98466-0000	Cellular	
(253) 460-3000		E-mail	Bewilson@cmiweb.net		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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D. ATTORNEY	Pepple Cantu Schmidt PLLC			Name of Principal	David Cantu
Office Street Address	2430 Estancia Blvd Suite 114			Title of Principal	Partner
City	Cearwater	Website	www.PCSlegal.com	Direct line	(727) 724-3222
State	FL	Zip+4	33761-0000	Cellular	
10-Digit Office Phone / Ext.	(727) 724-3222	E-mail	dcantu@pcslegal.com		

E. ACCOUNTANT	Favors Rettig CPAs			Name of Principal	Matt Rettig
Office Street Address	1901 65th Ave West #100			Title of Principal	CPA
City	Fircrest	Website	www.favorscpas.com	Direct line	(253) 564-4993
State	WA	Zip+4	98466-0000	Cellular	(253) 229-4356
10-Digit Office Phone / Ext.	(253) 564-4993	E-mail	mrettig@rf-co.com		

F. ARCHITECT	Martin Riley Associates Architects, P.C.			Name of Principal	Michael Riley
Office Street Address	215 Church Street			Title of Principal	Principal / Architect
City	Decatur	Website		Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

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

A. LAND SELLER (If applicable)	Sunshine Properties, LLC		Principal	Gary Singletary	10-Digit Phone / Ext.	N/A
Office Street Address	850 E Pinetree Blvd				City	Thomasville
State	GA	Zip+4	31792-0000	E-mail	Insurancesouth@aol.com	

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	J. David Page has ownership interest in Vaughn Bay Construction
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	J. David Page has ownership interest in Vaughn Bay Construction
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	J. David Page has ownership interest in Cambridge Management

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0110%		J. David Page has ownership interest in Vaughn Bay Construction and Cambridge Management
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9890%		J. David Page has ownership interest in Vaughn Bay Construction and Cambridge Management
State Ltd Partner	No	No	For Profit	1.0000%		J. David Page has ownership interest in Vaughn Bay Construction and Cambridge Management
NonProfit Sponsor						
Developer	No	No	For Profit	0.0000%		J. David Page has ownership interest in Vaughn Bay Construction and Cambridge Management
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit	0.0000%		J. David Page has ownership interest in Vaughn Bay Construction and Cambridge Management
Managemen t Company	No	No	For Profit	0.0000%		J. David Page has ownership interest in Vaughn Bay Construction and Cambridge Management
Total				100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Pre-application 2017PA-019 reflected a different unit mix at a different site location (i.e. 80 townhome units at Tanger Blvd, Locust Grove, Henry Co, GA), which was also located within a USDA rural area. The subject application is for 31 units at the Thomasville, GA site, but there have been no changes made to the proposed development team.

PART THREE - SOURCES OF FUNDS - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

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

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	RD 538	510,000	5.330%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Federal Housing Credit Equity	2,383,400		
State Housing Credit Equity	State Housing Credit Equity	1,579,003		
Other Type (specify)	Bridge Loan			
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		4,472,403		
Total Construction Period Costs from Development Budget:		4,201,164		
Surplus / (Shortage) of Construction funds to Construction costs:		271,239		

PART THREE - SOURCES OF FUNDS - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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)	RD 538	600,000	5.330%	40	40	36,306	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.00% Deferred Development Fee	1	0.000%				

Total Cash Flow for Years 1 - 15: 201,118
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%
 Cash flow covers DDF P&I? **Yes**

Financing Type	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant				
State, Local, or Private Grant				
Federal Housing Credit Equity	2,804,000	2,804,000	0.00	53%
State Housing Credit Equity	1,857,650	1,857,650	0.00	35%
Historic Credit Equity				89%
Invstmt Earnings: T-E Bonds				
Invstmt Earnings: Taxable Bonds				
Income from Operations				
Other:				
Other:				
Other:				
Total Permanent Financing:	5,261,651			
Total Development Costs from Development Budget:	5,261,651			
Surplus/(Shortage) of Permanent funds to development costs:	0			

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

RD 538 insured permanent loan rate locks at closing, and funds during construction period. Modeled interest rate of 5.33% is 33bp higher than the lender's projected rate of 5.00%. Equity funds during construction pro-rata with the perm loan.

PART FOUR - USES OF FUNDS - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis											
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS														
Property Appraisal				10,000	10,000														
Market Study				7,500	7,500														
Environmental Report(s)				5,000	5,000														
Soil Borings				2,500	2,500														
Boundary and Topographical Survey				2,500	2,500														
Zoning/Site Plan Fees				2,500	2,500														
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	30,000	-	-	-											
ACQUISITION					ACQUISITION														
Land				375,000															
Site Demolition																			
Acquisition Legal Fees (if existing structures)																			
Existing Structures																			
				Subtotal	375,000	-	-	-											
LAND IMPROVEMENTS					LAND IMPROVEMENTS														
Site Construction (On-site)	Per acre:	86,505		250,000	250,000														
Site Construction (Off-site)				-	-														
				Subtotal	250,000	-	-	-											
STRUCTURES					STRUCTURES														
Residential Structures - New Construction				2,511,000	2,511,000														
Residential Structures - Rehab																			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				-	-														
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab																			
				Subtotal	2,511,000	-	-	-											
CONTRACTOR SERVICES					CONTRACTOR SERVICES														
Builder Profit:	DCA Limit	14.000%		165,660	165,660														
Builder Overhead	6.000%	165,660	6.000%	55,220	55,220														
General Requirements*	2.000%	55,220	2.000%	165,660	165,660														
	6.000%	165,660	6.000%																
*See QAP: General Requirements policy	14.000%	386,540	Subtotal	386,540	386,540	-	-	-											
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 >>																			
<table border="1"> <tr> <td>Total Construction Hard Costs</td> <td>Average TCHC:</td> <td>101,533.55 per Res'l unit</td> <td>101,533.55 per unit</td> <td>97.15 per total sq ft</td> </tr> <tr> <td>3,147,540.00</td> <td></td> <td>103.54 per Res'l unit SF</td> <td>103.54 per unit sq ft</td> <td></td> </tr> </table>					Total Construction Hard Costs	Average TCHC:	101,533.55 per Res'l unit	101,533.55 per unit	97.15 per total sq ft	3,147,540.00		103.54 per Res'l unit SF	103.54 per unit sq ft						
Total Construction Hard Costs	Average TCHC:	101,533.55 per Res'l unit	101,533.55 per unit	97.15 per total sq ft															
3,147,540.00		103.54 per Res'l unit SF	103.54 per unit sq ft																
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY														
Construction Contingency	5.00%			157,377	157,377														

PART FOUR - USES OF FUNDS - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee		-			
Bridge Loan Interest		-			
Construction Loan Fee	25,000	12,500			
Construction Loan Interest	25,584	25,584			
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees	12,000	12,000			
Construction Period Real Estate Tax	10,000	2,500			
Construction Insurance	31,000	15,500			
Title and Recording Fees	12,000	12,000			
Payment and Performance bonds	31,000	31,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>		-			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>		-			
Subtotal	171,584	136,084	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	108,500	108,500			
Architectural Fee - Supervision	50,000	50,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	5,000	5,000			
Accessibility Inspections and Plan Review	5,000	5,000			
Construction Materials Testing	5,000	5,000			
Engineering	60,000	60,000			
Real Estate Attorney	50,000	40,000			
Accounting	20,000	20,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>		-			
Subtotal	333,500	323,500	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 3,274					
Building Permits	30,000	30,000			
Impact Fees	27,000	-			
Water Tap Fees waived?	34,500	-			
Sewer Tap Fees waived?	10,000	-			
Subtotal	101,500	30,000	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	25,000				
Permanent Loan Legal Fees	25,000				
Title and Recording Fees	12,000				
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	62,000				-

PART FOUR - USES OF FUNDS - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		-				
LIHTC Allocation Processing Fee	28,040	28,040				
LIHTC Compliance Monitoring Fee	24,800	24,800				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		-				
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		6,500				
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	66,840				-
		EQUITY COSTS				
Partnership Organization Fees		20,000				
Tax Credit Legal Opinion		10,000				
Syndicator Legal Fees		-				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	30,000				-
		DEVELOPER'S FEE				
Developer's Overhead	0.000%		-			
Consultant's Fee	0.000%		-			
Guarantor Fees	0.000%		-			
Developer's Profit	100.000%	615,051	615,051			
	Subtotal	615,051	615,051	-	-	-
		START-UP AND RESERVES				
Marketing						
Rent-Up Reserves	31,889	31,889				
Operating Deficit Reserve:	81,932	81,932				
Replacement Reserve		-				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,613	50,000	-			
Other: RE Tax & Ins Escrows		7,438	-			
	Subtotal	171,258	-	-	-	-
		OTHER COSTS				
Relocation			-			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>			-			
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		5,261,651	4,439,552	-	-	-
Average TDC Per:	Unit:	169,730.66	Square Foot:	162.40		

PART FOUR - USES OF FUNDS - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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	4,439,552	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	4,439,552	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	5,771,418	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	70.89%	70.89%	70.89%
Qualified Basis	4,091,252	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	368,213	0	0
Total Basis Method Tax Credit Calculation	368,213		

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

5,345,298	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):		
5,261,651				
600,000				
4,661,651	Funding Amount	<input type="text" value=" 0"/>	Hist Desig	<input type="text" value=""/>
/ 10				
466,165	Federal	<input type="text" value=" 0.8000"/>	+	State
1.3300	=			<input type="text" value=" 0.5300"/>
350,500				
350,500				
350,500				

PART FOUR - USES OF FUNDS - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction company used comparable job estimates for a 31 unit project, along with the provided work scope to determine construction costs. Furniture and Fixture line item includes all items required for the amenities that will be provided.

PART FOUR (b) - OTHER COSTS - 2017-022 - Thomas Manor Apartments - Thomasville - Thomas, 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

RE Tax & Ins Escrows

Initial establishment of escrows for ongoing RE tax and insurance expense (1/4 of projected annual cost)

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 - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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

GA DCA (Southern Region)		
January 1, 2017	Structure	1-Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			2	3			
Cooking	Electric	X			7	9			
Hot Water	Electric	X			14	18			
Air Conditioning	Electric	X			10	13			
Range/Microwave	Electric	X			11	11			
Refrigerator	Electric	X			13	13			
Other Electric	Electric	X			21	27			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			38	47			
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	116	141	0	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

Utility allowances calculations as per DCA Southern Region, and supported by Novogradac market study. Property is 1 story row-house style.

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	4	27	0	0	0	31
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	1,700	13,000	0	0	14,700
0	850	6,000	0	0	6,850
0	2,550	19,000	0	0	21,550
0	850	8,000	0	0	8,850
0	3,400	27,000	0	0	30,400
0	0	0	0	0	0
0	3,400	27,000	0	0	30,400

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

4,019

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	15,500
Maintenance Salaries & Benefits	15,500
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	31,000

On-Site Office Costs

Office Supplies & Postage	7,750
Telephone	
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other (describe here)	
Subtotal	7,750

Maintenance Expenses

Contracted Repairs	20,150
General Repairs	
Grounds Maintenance	
Extermination	
Maintenance Supplies	
Elevator Maintenance	
Redecorating	
Other (describe here)	
Subtotal	20,150

On-Site Security

Contracted Guard	0
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	2,000
Accounting	7,500
Advertising	
Wellness / Health Screening	7,200
Subtotal	16,700

Utilities (Avg\$/mth/unit)

Electricity	17	6,200
Natural Gas	0	
Water&Swr	8	3,000
Trash Collection		2,976
Other (describe here)		
Subtotal		12,176

Taxes and Insurance

Real Estate Taxes (Gross)*	22,500
Insurance**	7,750
Other (describe here)	
Subtotal	30,250

Management Fee:

	9,531
330.59 Average per unit per year	
27.55 Average per unit per month	

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

TOTAL OPERATING EXPENSES 127,557

Average per unit 4,114.74
 Total OE Required 93,000

Replacement Reserve (RR) 7,750

Proposed average RR/unit amount:	250	
Minimum Replacement Reserve Calculation		
<u>Unit Type</u>	<u>Units x RR Min</u>	<u>Total by Type</u>
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	31 units x \$250 =	7,750
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	31	7,750

TOTAL ANNUAL EXPENSES 135,307

V. APPLICANT COMMENTS AND CLARIFICATIONS

*RE Taxes estimated as per local assessors methodology of replacement cost and comps. Further information and calculations are provided in the feasibility tab.
 **Insurance calculated as per Southport portfolio allocation. Further information is provided in the feasibility tab.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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)	3,100	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.63%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	200,940	204,959	209,058	213,239	217,504	221,854	226,291	230,817	235,433	240,142
Ancillary Income	4,019	4,099	4,181	4,265	4,350	4,437	4,526	4,616	4,709	4,803
Vacancy	(14,347)	(14,634)	(14,927)	(15,225)	(15,530)	(15,840)	(16,157)	(16,480)	(16,810)	(17,146)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(118,026)	(121,567)	(125,214)	(128,970)	(132,839)	(136,824)	(140,929)	(145,157)	(149,512)	(153,997)
Property Mgmt	(9,531)	(9,721)	(9,916)	(10,114)	(10,316)	(10,523)	(10,733)	(10,948)	(11,167)	(11,390)
Reserves	(7,750)	(7,983)	(8,222)	(8,469)	(8,723)	(8,984)	(9,254)	(9,532)	(9,817)	(10,112)
NOI	55,305	55,154	54,961	54,726	54,446	54,119	53,744	53,316	52,836	52,299
Mortgage A	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)
Cash Flow	15,898	15,747	15,554	15,320	15,040	14,713	14,337	13,910	13,429	12,893
DCR Mortgage A	1.52	1.52	1.51	1.51	1.50	1.49	1.48	1.47	1.46	1.44
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.52	1.52	1.51	1.51	1.50	1.49	1.48	1.47	1.46	1.44
Oper Exp Coverage Ratio	1.41	1.40	1.38	1.37	1.36	1.35	1.33	1.32	1.31	1.30
Mortgage A Balance	595,566	590,891	585,960	580,759	575,275	569,490	563,390	556,957	550,173	543,017
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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)	3,100	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.63%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	244,945	249,844	254,841	259,937	265,136	270,439	275,848	281,365	286,992	292,732
Ancillary Income	4,899	4,997	5,097	5,199	5,303	5,409	5,517	5,627	5,740	5,855
Vacancy	(17,489)	(17,839)	(18,196)	(18,560)	(18,931)	(19,309)	(19,696)	(20,089)	(20,491)	(20,901)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(158,617)	(163,376)	(168,277)	(173,325)	(178,525)	(183,881)	(189,397)	(195,079)	(200,931)	(206,959)
Property Mgmt	(11,618)	(11,850)	(12,087)	(12,329)	(12,575)	(12,827)	(13,083)	(13,345)	(13,612)	(13,884)
Reserves	(10,415)	(10,728)	(11,050)	(11,381)	(11,723)	(12,074)	(12,436)	(12,810)	(13,194)	(13,590)
NOI	51,704	51,048	50,328	49,541	48,686	47,756	46,752	45,669	44,503	43,252
Mortgage A	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)
Cash Flow	12,298	11,642	10,922	10,135	9,279	8,350	7,346	6,263	5,097	3,846
DCR Mortgage A	1.42	1.41	1.39	1.36	1.34	1.32	1.29	1.26	1.23	1.19
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.42	1.41	1.39	1.36	1.34	1.32	1.29	1.26	1.23	1.19
Oper Exp Coverage Ratio	1.29	1.27	1.26	1.25	1.24	1.23	1.22	1.21	1.20	1.18
Mortgage A Balance	535,471	527,513	519,120	510,269	500,934	491,089	480,707	469,757	458,210	446,031
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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)	3,100	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.63%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	298,586	304,558	310,649	316,862	323,199	329,663	336,257	342,982	349,841	356,838
Ancillary Income	5,972	6,091	6,213	6,337	6,464	6,593	6,725	6,860	6,997	7,137
Vacancy	(21,319)	(21,745)	(22,180)	(22,624)	(23,076)	(23,538)	(24,009)	(24,489)	(24,979)	(25,478)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(213,168)	(219,563)	(226,150)	(232,935)	(239,923)	(247,120)	(254,534)	(262,170)	(270,035)	(278,136)
Property Mgmt	(14,162)	(14,445)	(14,734)	(15,029)	(15,329)	(15,636)	(15,949)	(16,268)	(16,593)	(16,925)
Reserves	(13,997)	(14,417)	(14,850)	(15,295)	(15,754)	(16,227)	(16,714)	(17,215)	(17,731)	(18,263)
NOI	41,911	40,478	38,948	37,317	35,581	33,736	31,777	29,700	27,500	25,172
Mortgage A	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)
Cash Flow	2,505	1,072	(458)	(2,090)	(3,825)	(5,671)	(7,630)	(9,707)	(11,906)	(14,234)
DCR Mortgage A	1.15	1.11	1.07	1.03	0.98	0.93	0.88	0.82	0.76	0.69
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.15	1.11	1.07	1.03	0.98	0.93	0.88	0.82	0.76	0.69
Oper Exp Coverage Ratio	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10	1.09	1.08
Mortgage A Balance	433,188	419,643	405,358	390,292	374,404	357,648	339,977	321,341	301,686	280,958
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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)	3,100	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.63%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	363,975	371,254	378,680	386,253	393,978
Ancillary Income	7,279	7,425	7,574	7,725	7,880
Vacancy	(25,988)	(26,508)	(27,038)	(27,578)	(28,130)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(286,480)	(295,074)	(303,927)	(313,045)	(322,436)
Property Mgmt	(17,263)	(17,609)	(17,961)	(18,320)	(18,686)
Reserves	(18,811)	(19,376)	(19,957)	(20,556)	(21,172)
NOI	22,712	20,113	17,371	14,480	11,434
Mortgage A	(36,306)	(36,306)	(36,306)	(36,306)	(36,306)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(3,100)	(3,100)	(3,100)	(3,100)	(3,100)
Cash Flow	(16,694)	(19,293)	(22,035)	(24,927)	(27,973)
DCR Mortgage A	0.63	0.55	0.48	0.40	0.31
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.63	0.55	0.48	0.40	0.31
Oper Exp Coverage Ratio	1.07	1.06	1.05	1.04	1.03
Mortgage A Balance	259,098	236,044	211,731	186,089	159,047
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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="3,100"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.63%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="5.00%"/>
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="5.000%"/>

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)

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PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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

Proposed project complies with threshold requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Row House						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	4	144,909 x 4 units = 579,636	0	159,399 x 0 units = 0	0
2 BR	2	27	176,506 x 27 units = 4,765,662	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	0
<i>Subtotal</i>	<i>31</i>		<i>5,345,298</i>	<i>0</i>		<i>0</i>
Walkup						
Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Elevator						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	0	133,769 x 0 units = 0	0	147,145 x 0 units = 0	0
2 BR	2	0	171,988 x 0 units = 0	0	189,186 x 0 units = 0	0
3 BR	3	0	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Total Per Construction Type	31		5,345,298	0		0

Threshold Justification per Applicant

DCA's Comments:

Total development costs are below the applicable row-house cost limits in the Valdosta region.

3 TENANCY CHARACTERISTICS

This project is designated as:

HFOP

Pass?

Threshold Justification per Applicant

DCA's Comments:

Property is a HFOP project.

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Bingo & Pot Luck Meals
Computer & Gardening Classes
Nutrition / Wellness Program

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

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

C. **N/A**

Threshold Justification per Applicant

DCA's Comments:

Services to be provided as required.

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

5 MARKET FEASIBILITY

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

Pass?	
A.	Novogradac / Tina Miller
B.	2 - 3 months / 10-15 units/mo
C.	99.30%
D.	12.00%

Project Nbr	Project Name
1	2015-033 Market Station Apartments, LP
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.	
----	--

Threshold Justification per Applicant

9% credits were awarded to the above 80-unit family project located within the City of Thomasville. The market study recommends the project as proposed (new construction mixed-income HFOP project).

DCA's Comments:

6 APPRAISALS

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

Pass?

A.	No
B.	No

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

Appraiser's Name:

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

1)	
2)	
3)	
4)	

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

C.	No
----	----

- D. Has the property been:

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

D.	
1)	
2)	
3)	

Threshold Justification per Applicant

There is no IOI between the land seller and the purchaser.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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.	ECS	
----	-----	--

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)		

ECS ran the HUD noise calculator analysis in connection with the Phase I and determined that the noise at the site does not exceed 65db.

D. Is the subject property located in a:

- 1) Brownfield?
- 2) 100 year flood plain / floodway?
If "Yes":
a) Percentage of site that is within a floodplain:
b) Will any development occur in the floodplain?
c) Is documentation provided as per Threshold criteria?

D.

1)	No	
2)	No	
a)		
b)		
c)		
3)	No	
a)	0.000%	
b)		
c)		
4)	No	

3) Wetlands?

- If "Yes":
a) Enter the percentage of the site that is a wetlands:
b) Will any development occur in the wetlands?
c) Is documentation provided as per Threshold criteria?

4) State Waters/Streams/Buffers and Setbacks area?

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

- 1) Lead-based paint?
- 2) Noise?
- 3) Water leaks?
- 4) Lead in water?
- 5) Endangered species?
- 6) Historic designation?
- 7) Vapor intrusion?
- 8) Asbestos-containing materials?

No	
No	
No	
No	

No	
No	
No	
No	

- 9) Mold?
- 10) PCB's?
- 11) Radon?

No	
No	
No	

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

N/A	
-----	--

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

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

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

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

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

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

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

I. List all contiguous Census Tracts:

I.	N/A - no HOME	
----	---------------	--

J. Is Contract Addendum included in Application?

J.		
----	--	--

Threshold Justification per Applicant

Project meets DCA environmental requirements. Items H-J are NA since the project does not involve HOME financing.

DCA's Comments:

--	--

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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: 1/30/18
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A.	Yes
B.	Contract/Option
C.	Southport Financial Real Estate LLC assigned to SP GA 2016 4 LLC
D.	Yes

Threshold Justification per Applicant

The applicant is the entity with site control.

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

Property currently has access via exiting paved roads.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

Property is currently zoned for the proposed project. The zoning/land use confirmation letter from Thomas County is included in the zoning tab.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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

N/A

Pass?

Threshold Justification per Applicant

2) Electric

City of Thomasville

1)

2)

Yes

Power is currently available to the site - City of Thomasville confirmation letter included in the operating utilities tab.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?

A1)

2)

No

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

1) Public water

City of Thomasville

B1)

Yes

2) Public sewer

City of Thomasville

2)

Yes

Threshold Justification per Applicant

Water & Sewer is currently available to the site - City of Thomasville confirmation letter included in the operating utilities tab. Sewer manhole connection lies within the public right-of-way on the east side of

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

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

A.

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

A1) Building

A2) Gazebo

If "Other", explain here

A3) On-site laundry

Agree

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

B.

Agree

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

Additional Amenities

Additional Amenities (describe in space provided below) | Guidebook Met? | DCA Pre-approved?

1) Computer Room		
2) Fitness Center		

Additional Amenities (describe below) | Guidebook Met? | DCA Pre-approve

3)		
4)		

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

C.

Agree

- 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

1)

2)

3)

4)

5)

6a)

6b)

Yes

Yes

Yes

Yes

Yes

Yes

No

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

D.

N/A

- 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?

1)

2)

3a)

3b)

Threshold Justification per Applicant

The proposed development will provide the amenities as required.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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>>	
B.			
C.			
D.			
1)			
2)			
3)			
4)			
E.			

Pass?

Threshold Justification per Applicant

The proposed project is new construction - this section is N/A.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

Pass?

A.	Yes	
B.	Yes	
C.	Yes	
D.	Yes	

Threshold Justification per Applicant

Conceptual site plan provided as required.

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

Project will comply with all requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

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

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

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

Threshold Justification per Applicant

Project will comply with all requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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)
- 2)

Threshold Justification per Applicant

Project will comply with all architectural / design requirements.

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

Pre-app submitted, and qualified determination received. Syndicator good standing letters included in QD tab, along with O.A.s and 8609s of required successful projects.

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

Pre-app submitted, and qualified determination received.

DCA's Comments:

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

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

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

- A. Name of Qualified non-profit:
- B. Non-profit's Website:
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes?
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period?
- E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity?
- F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence?
- G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?
 1) 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?
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application?
- I. Is 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.

Pass?		

Threshold Justification per Applicant

Developer and Owner are not a non-profit or CHDO - this section is N/A.

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?
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)?
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:

Pass?		

Threshold Justification per Applicant

Developer and Owner are not a non-profit or CHDO - this section is N/A.

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):

Pass?		
	No	
	No	
	No	
	No	

Threshold Justification per Applicant

The proposed project is new construction, and none of the items in this section that require legal opinions are applicable.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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

The proposed project is new construction, and relocation/displacement of tenants is N/A.

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

Project will comply with AFFH.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Leveraging achieved through RD 538 loan and mixed-income development.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

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

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

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

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **31**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
9	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
29.03%	0.00%

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%
3	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

Scoring Justification per Applicant

Site eligible for all desirable points plus bonus point (driving) in rural pool.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

2	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	62 20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

Thomas County Area Transit Service (T-CATS): staff at 228-7372 / tcatsop@bellsouth.net.
 o On-Call Service is as follows:

DCA's Comments:

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

http://www.thomascountybc.org/DeptIndex/transit.html	(229) 228-7372
http://www.thomascountybc.org/DeptIndex/transit.html	
http://www.thomascountybc.org/DeptIndex/transit.html	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

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

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

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

Yes/No	Yes/No

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	3/3/17	PJ Hornik	Southport
Date of Course		<<Enter Participant 's Name here>>	<<Enter Participant 's Company Name here>>

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
		Yes	

1. EarthCraft Communities

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

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

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

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	
	62	20

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

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

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?

B.	Yes	
C.	Yes/No	Yes/No

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

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.

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

Scoring Justification per Applicant

Property will achieve EarthCraft House Multifamily certification through Southface, which qualifies for 1 pt in the rural pool, plus achieve an additional 1pt for High Performance Building design via a design achieving a HERS Index that is at least 15% lower than the Energy Star target index. All required support information provided in the tab 29 (sustainable developments)

DCA's Comments:

7. STABLE COMMUNITIES

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

7	3	0
----------	----------	----------

A Census Tract Demographics

3	1	
----------	----------	--

& 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
<input type="text" value="A3"/>	<input type="text" value="<Select>"/>

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 - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

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

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

A. Community Revitalization

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

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

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

2 A.

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

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

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

a) <input type="text"/>	<input type="text"/>
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: **9605.00** Eligible Basis Adjustment: **DDA/QCT**

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

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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	Score Value	Self Score	DCA Score
TOTALS:	92	62	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

Entity Name			Website		
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. i.

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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

4 2.

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

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

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

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Score Value	Self Score	DCA Score
TOTALS: 92	62	20

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

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Score Value	Self Score	DCA Score
TOTALS: 92	62	20

Solution and Who Implements

--

C. Community Investment

1. Community Improvement Fund

Amount / Balance

HFOP

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		Improvement Completion Date
Unrelated Third-Party Type	<Select unrelated 3rd party type>	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?		

Distance from proposed project site in miles, rounded up to the next tenth of a mile

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):	5,261,651
--------------------------------	-----------

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas 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

The proposed project is not seeking points in this category.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

Competitive Pool chosen:

Rural

4

3	0
---	---

A. Phased Developments

Phased Development?

No

0

3

A.	0	
1.	No	

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

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

Number:

--

Name

--

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

Number:

--

Name

--

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

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

3

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.	3	0
----	---	---

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

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

(additional point)

3

1.	3	
2.		
3.		

Scoring Justification per Applicant

The proposed project is not a subsequent phase of a phased development. The subject is located within the Governmental Boundary of Thomas County. Market Station (DCA#2015-033) is located within the

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The 3rd party market study concludes high PMA occupancy over 99% and supports the proposed project.

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?

	1	0
A.	1	
	Yes	
B.		

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:

12. EXCEPTIONAL NON-PROFIT

0

	3	
	Yes/No	Yes/No
	No	

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

	2	
	2	
	31	

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	SP GA 2016 4 Manager LLC	0.0110%	J. David Page	NPSponsr	N/A	0.0000%	0
OGP1	N/A	0.0000%	0	Developer	Southport Development, Inc., a Wash	0.0000%	J. David Page
OGP2	N/A	0.0000%	0	Co-Developer 1	N/A	0.0000%	0
OwnCons	N/A	0.0000%	0	Co-Developer 2	N/A	0.0000%	0
Fed LP	City Real Estate Advisors	98.9890%	Mike Boyle	Developmt Consult	N/A	0.0000%	0
State LP	City Real Estate Advisors	1.0000%	Mike Boyle				

Scoring Justification per Applicant

DCA's Comments:

The project is located in a DCA-designated rural county and a USDA rural area.

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Score Value	Self Score	DCA Score
TOTALS:	92	62 20

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

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

B. Designated Military Zones

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

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

City: **Thomasville** County: **Thomas** QCT? **No** Census Tract #: **9605.00**

Scoring Justification per Applicant

DCA's Comments:

The development is not seeking points in this category.	
---	--

	2	0	0
	1		
A.	Yes/No	Yes/No	
1.			
2.			
3.			
4.			
5.			
B.			

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

	<i>Amount</i>
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	600,000
600,000	

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

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

	5,261,651
	11.4033%

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

Leveraging of public resources achieved through mixed-income development and a RD 538 insured const/perm loan. Lender submitted final NOSA to RD on 5/5/2017, and projects receipt of RD's

DCA's Comments:

--

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

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

3
22
2
3

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

B. Target Population Preference

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

Scoring Justification per Applicant

Applicant is seeking 2 points for agreeing to accept section 811 RA and/or DCA RA for integrated supportive housing for up to 10% of the units, and at least 10% of the units are 1BR units.

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
31
0.00%

2	0	0
2	A.	

Proposed project is new construction - this section is N/A.

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
31
0.00%

1	B.	
---	----	--

DCA's Comments:

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

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

Appendix II Section XIX Healthy Housing Initiatives of the QAP references a local Community Health Needs Assessment (CHNA) as a data source. According to the attached 2016-2017 Thomas County CHNA, the greatest medical needs according to community perception are high blood pressure, obesity, diabetes, mental health issues, heart disease, back/joint pain, stroke, drug addiction, lung disease and alcohol abuse (i.e. chronic diseases). Furthermore, Access to care is an issue that impacts all of the other community health needs on our list. It is the degree to which individuals and groups are able to obtain a broad range of healthcare without excessive economic strain. According to the community input we received, a lack of health insurance remains the greatest barrier to access. Other access issues expressed were the lack of a job and no primary care physician.

Source link: <https://archbold.org/uploads/groups/3/documents/Thomas-KeyHealthIssues-2016-Aug18.pdf>

According to the Centers for Disease Control and Prevention (CDC), chronic diseases (such as cardiovascular disease, cancer, diabetes, and asthma) are "the most common, costly, and preventable of all health problems" in the country. Most chronic diseases are caused by modifiable behaviors, and are commonly referred to as risk behaviors. The four most common risk behaviors are lack of physical activity, poor nutrition, tobacco use, and excessive alcohol consumption.

A. Preventive Health Screening/Wellness Program for Residents

3	3	0
	Agree	
	Yes	
	Yes	

- 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?

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Wellness Education	Monthly	0
b) Biometric health screening / feedback	Quarterly	0
c) N/A		
d) N/A		

B. Healthy Eating Initiative

2	0	0
2.		

- 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?

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

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

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

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

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

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

Project seeking 3pts for proposed Wellness / Health Screening program.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	1	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Thomas County
 HFOP

--	--

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	Hand-in-Hand/Garrison Pilcher/Cross Creek	1-4	No	78.40	72.80	85.10	80.60	79.23	Yes
b) Middle/Junior High	Thomas County Middle	5-8	No	71.30	77.00	71.60	68.00	71.98	No
c) High	Thomas County High	9-12	No	83.40	71.30	78.20	79.00	77.98	Yes
d) Primary/Elementary	Hand-in-Hand/Garrison Pilcher/Cross C	1-4	No						
e) Middle/Junior High	Thomas County Middle	5-8	No						
f) High	Thomas County High	9-12	No						

Scoring Justification per Applicant

Seeking points in this category for site location within the attendance zone of Elementary and High Schools that meet the scoring threshold average. 2pts max for HFOP - Thomas County has district wide enrollment, but only one school per grade.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

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

TOTALS:

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				13,882
Min Exceeded by:	0.00%	0.00%	0.00%	362.73%

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

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

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

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

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	3,000	
Total Nbr of Jobs w/in the 2-mile radius	13,882	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	5,480	

39.48%

0.00%

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

Thomasville
Thomas
Thomas Co.
Non-MSA
Rural

Scoring Justification per Applicant

Qualifies for either of the 2pts - >50% of the min jobs at 13.8K primary jobs, and <40% commute less than 10mi at 39.5%

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

Self-score calculated is 62.

DCA's Comments:

10	10
10	10
0	
0	

TOTAL POSSIBLE SCORE

92

62	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-022 Thomas Manor Apartments, Thomasville, Thomas County

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	62	20

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

N/A - comments provided in sections above.

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

Thomas Manor Apartments

Thomasville, Thomas 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

Thomas Manor Apartments
Thomasville, Thomas County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Thomas Manor Apartments

Thomasville, Thomas County

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

Scoring Section 16 - Innovative Project Concept Narrative

Thomas Manor Apartments

Thomasville, Thomas County

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

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

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

To DCA:

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

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

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

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]