

Project Narrative
Live Oak Landing
Savannah, Chatham County

Live Oak Landing is a proposed 70-unit Elderly community located on Wheaton Street in the City of Savannah, Chatham County with 90% of the units restricted to a resident base for households making at or below 50% and 60% of the AMI.

The site concept includes one three-story elevator services building and two six-plexes. The unit mix includes 24 one-bedroom units, with 12 in the sixplexes and 12 in the multistory building, and 46 two-bedroom units, all in the multistory building.

Residents will enjoy Energy Star appliance packages in each unit, community gathering areas, an equipped computer center, an equipped fitness room, on-site laundry, and a community garden. Located on Wheaton Street, near the famed River Street, the development's location is ideal for senior living. Within a ½ mile from the subject property is the multifunctional W.W. Law Regional Center with a community center, a library, a community pool, and a day care provider. Grocers, retail, churches, and medical service providers are all within a two-mile radius. For those who need it, Chatham Area Transit (CAT) has a stop at the site location, as well as several others surrounding the site, and the multi-stop CAT Headquarters location within a mile.

The development team will include the Managing General Partner, WHG-Truman Tax Credit, LLC, with William H. Gross as the principal. William H. Gross Construction Company is the developer and will be the general contractor. Martin Riley Associates Architects is the architect, Affordable Equity Partners is the Federal and State Limited Partner, and Fairway Management, Inc. will serve as the property manager. The combined experience of the team members will ensure a quality product is completed on time, managed to the highest standards, and remain in compliance with all LIHTC and DCA requirements.

PART ONE - PROJECT INFORMATION - 2017-030 Live Oak Landing, Savannah, Chatham County

Please note:

- Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
- Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
- Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:

2017-030

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 904,000	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-039 <<Select>>

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

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

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	William H. Gross		Title	Manager
Address	1209 E. King Avenue		Direct Line	
City	Kingsland		Fax	(912) 729-1325
State	GA	Zip+4	31548-6820	Cellular
Office Phone	(912) 729-3564	Ext.		E-mail
				whgross@whgross.com

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

IV. PROJECT LOCATION

Project Name	Live Oak Landing		Phased Project?	No
Site Street Address (if known)	Wheaton St		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	1216 Wheaton St		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 32.062478	Longitude: -81.076915	Acreage	4.3500
City	Savannah	9-digit Zip**	31404-1758	Census Tract Number
Site is predominantly located:	Within City Limits	County	Chatham	13051001100
In USDA Rural Area?	No	In DCA Rural County?	No	Overall: Urban
	Congressional	State Senate	State House	QCT? Yes
	1	2	163	DDA? No
				HUD SA: MSA

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

Political Jurisdiction

Name of Chief Elected Official: Eddie DeLoach Title: Mayor

Address: 2 East Bay Street

Zip+4: 31402-0000 Phone: (912) 651-6444

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

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

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

Website: <http://www.savannahga.gov/>

City: Savannah

Email: edeloach@savannahga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	70	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 - 2017-030 Live Oak Landing, Savannah, Chatham County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	63	0
Number of 50% Units	32	0
Number of 60% Units	31	0
Number of Unrestricted (Market) Units	7	
Total Residential Units	70	
Common Space Units	0	
Total Units	70	

E. Buildings

Number of Residential Buildings	3
Number of Non-Residential Buildings	0
Total Number of Buildings	3

F. Total Residential Parking Spaces

90

D. Unit Area

Total Low Income Residential Unit Square Footage	51,920
Total Unrestricted (Market) Residential Unit Square Footage	5,840
Total Residential Unit Square Footage	57,760
Total Common Space Unit Square Footage	0
Total Square Footage from Units	57,760

Total Common Area Square Footage from Nonresidential areas	13,000
Total Square Footage	70,760

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family		Elderly	
	HFOP		Other	
% of Total Units	5.7%	Required:	5%	
% of Units for the Mobility-Impaired	50.0%	Required:	40%	
% of Total Units	2.9%	Required:	2%	

VI. TENANCY CHARACTERISTICS

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

Elderly

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	2

C. Sight / Hearing Impaired

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

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Flexible

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 - 2017-030 Live Oak Landing, Savannah, Chatham County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
William H. Gross	Live Oak Landing	Direct	7		
William H. Gross	Pennahatchee Pointe	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

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

No

First Building ID Nbr in Project

Last Building ID Nbr in Project

GA-

GA-

B. Expiring Section 8

No

C. Expiring HUD

HUD funded affordable nonpublic housing project

No

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-030 Live Oak Landing, Savannah, Chatham County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

B. Existing properties: currently an Extension of Cancellation Option?

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

Yes	If yes, expiration year:	2039	Nbr yrs to forgo cancellation option:	5
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C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

No	If Yes ----->:	Total Existing Units	
		Number Occupied	
		% Existing Occupied	

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

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	June 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-030 Live Oak Landing, Savannah, Chatham County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

Office Street Address
City
State
10-Digit Office Phone / Ext.
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)

Live Oak Landing, LP				Name of Principal		William H. Gross	
1209 E. King Avenue				Title of Principal		Manager	
Kingsland		Fed Tax ID:		TBD		Direct line	
GA	Zip+4	31548-6820	Org Type:	For Profit	Cellular		(912) 322-1148
(912) 729-3564		E-mail		whgross@whgross.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.

WHG-Truman Tax Credit, LLC				Name of Principal		William H. Gross	
1209 E. King Avenue				Title of Principal		Manager	
Kingsland		Website				Direct line	
GA	Zip+4	31548-6820	Cellular	(912) 322-1148			
(912) 729-3564		E-mail		whgross@whgross.com			

b. Other General Partner

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

				Name of Principal			
				Title of Principal			
		Website				Direct line	
			Cellular				
		E-mail					

c. Other General Partner

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

				Name of Principal			
				Title of Principal			
		Website				Direct line	
			Cellular				
		E-mail					

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

Affordable Equity Partners				Name of Principal		Brian Kimes	
206 Peach Way				Title of Principal		Vice President	
Columbia		Website		www.aepartners.com		Direct line	
MO	Zip+4	65203-0000	Cellular	(573) 443-2021			
(573) 443-2021		E-mail		bkimes@aepartners.com			

b. State Limited Partner

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

Affordable Equity Partners				Name of Principal		Brian Kimes	
206 Peach Way				Title of Principal		Vice President	
Columbia		Website		www.aepartners.com		Direct line	
MO	Zip+4	65203-0000	Cellular	(573) 443-2021			
(573) 443-2021		E-mail		bkimes@aepartners.com			

3. NONPROFIT SPONSOR

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

				Name of Principal			
				Title of Principal			
		Website				Direct line	
			Cellular				
		E-mail					

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-030 Live Oak Landing, Savannah, Chatham County

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II. DEVELOPER(S)

A. DEVELOPER

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

W.H. Gross Construction Company				Name of Principal	William H. Gross
1209 E. King Avenue				Title of Principal	CEO
Kingsland		Website		Direct line	
GA		Zip+4	31548-6820	Cellular	(912) 322-1148
(912) 729-3564		E-mail	whgross@whgross.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

W.H. Gross Construction Company				Name of Principal	William H. Gross
1209 E. King Avenue				Title of Principal	CEO
Kingsland		Website		Direct line	
GA		Zip+4	31548-6820	Cellular	(912) 322-1148
(912) 729-3564		E-mail	whgross@whgross.com		

C. MANAGEMENT COMPANY

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

Fairway Management, Inc.				Name of Principal	Ryan Stevens
3290 Northside Parkway, Suite 300				Title of Principal	Director of Operations
Atlanta		Website	http://fairwaymanagement.com/	Direct line	
GA		Zip+4	30327-0000	Cellular	
(573) 443-2021		E-mail	rstevens@fairwaymanagement.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-030 Live Oak Landing, Savannah, Chatham County

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D. ATTORNEY	VanMatre, Harrison, Hollis, Taylor, and Bacon, P.C.			Name of Principal	Tom Harrison
Office Street Address	1103 East Broadway			Title of Principal	Partner
City	Columbia	Website		Direct line	
State	MO	Zip+4	65201-0000	Cellular	
10-Digit Office Phone / Ext.	(573) 874-7777	E-mail	tom@vanmatre.com		

E. ACCOUNTANT	Aprio (Habif, Arogeti & Wynne, LLP)			Name of Principal	
Office Street Address	Five Concourse Parkway, Suite 1000			Title of Principal	
City	Atlanta	Website		Direct line	
State	GA	Zip+4	31332-8000	Cellular	
10-Digit Office Phone / Ext.	(404) 892-9651	E-mail			

F. ARCHITECT	Martin Riley Associates Architects, P.C.			Name of Principal	Mike Riley
Office Street Address	215 Church Street, Suite 200			Title of Principal	Principal
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)	Kenneth C. & William L. Grainger	Principal		10-Digit Phone / Ext.	
Office Street Address	1596 Chatham Parkway			City	Savannah
State	GA	Zip+4	31408-0000	E-mail	bill.grainger@graingerhonda.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	The developer and contractor are related through William H. Gross.
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	The owner and the contractor are related through William H. Gross.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	The Management Co. and Federal and State Limited Partners are related parties.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-030 Live Oak Landing, Savannah, Chatham County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	No	
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9900%	No	
State Ltd Partner	No	No	For Profit	1.0000%	No	
NonProfit Sponsor						
Developer	No	No	For Profit		No	
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit		No	
Managemen t Company	No	No	For Profit		No	
				Total	100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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PART THREE - SOURCES OF FUNDS - 2017-030 Live Oak Landing, Savannah, Chatham County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

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

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	HUD 221(d)(4)	1,850,000	4.750%	18
Mortgage B	Sterling Bank	6,436,307	6.000%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners	1,789,559		
State Housing Credit Equity	Affordable Equity Partners	809,080		
Other Type (specify)	GP Equity	110		
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		10,885,056		
Total Construction Period Costs from Development Budget:		10,885,056		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-030 Live Oak Landing, Savannah, Chatham County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	HUD 221(d)(4)	1,850,000	4.750%	40	40	103,398	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	1.81% W.H. Gross Construction Company	24,387	0.000%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 397,659
 DDF Percent of Cash Flow (Yrs 1-15) **6.133%** 6.133%
 Cash flow covers DDF P&I? **Yes**

Federal Grant		
State, Local, or Private Grant		
Federal Housing Credit Equity	Affordable Equity Partners	7,158,234
State Housing Credit Equity	Affordable Equity Partners	3,236,320
Historic Credit Equity		
Invstmt Earnings: T-E Bonds		
Invstmt Earnings: Taxable Bonds		
Income from Operations		
Other: GP Equity		110
Other:		
Other:		
Total Permanent Financing:		12,269,051
Total Development Costs from Development Budget:		12,269,051
Surplus/(Shortage) of Permanent funds to development costs:		0

Equity Check	+ / -	TC Equity % of TDC
7,232,000	-73,766.00	58%
3,164,000	72,320.00	26%
		<u>85%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

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PART FOUR - USES OF FUNDS - 2017-030 Live Oak Landing, Savannah, Chatham County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				2,000	2,000				
Market Study				8,000	8,000				
Environmental Report(s)				48,500	48,500				
Soil Borings				15,500	15,500				
Boundary and Topographical Survey				15,000	15,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	89,000	-	-	-	
ACQUISITION					ACQUISITION				
Land				1,175,000				1,175,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	1,175,000	-	-	1,175,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	263,218		1,145,000	1,087,750			57,250	
Site Construction (Off-site)									
				Subtotal	1,145,000	-	-	57,250	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				5,508,666	5,508,666				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	5,508,666	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		399,219	399,219				
Builder Overhead	6.000%	399,220	6.000%	133,073	133,073				
General Requirements*	2.000%	133,073	2.000%	399,219	399,219				
	6.000%	399,220	6.000%	931,511	931,511				
*See QAP: General Requirements policy	14.000%	931,513		Subtotal	931,511	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs			Average TCHC:	108,359.67 per Res'l unit	108,359.67 per unit	107.20 per total sq ft			
7,585,177.00				131.32 per Res'l unit SF	131.32 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency		5.00%		379,258	379,258				

PART FOUR - USES OF FUNDS - 2017-030 Live Oak Landing, Savannah, Chatham County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	64,364	64,364			
Construction Loan Interest	378,085	312,410			65,675
Construction Legal Fees					
Construction Period Inspection Fees					
Construction Period Real Estate Tax	10,000	10,000			
Construction Insurance	15,000	15,000			
Title and Recording Fees	10,000	10,000			
Payment and Performance bonds					
Other: Letter of Credit	37,926	37,926			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	515,375	449,700	-	-	65,675
PROFESSIONAL SERVICES					
Architectural Fee - Design	140,000	140,000			
Architectural Fee - Supervision	42,000	42,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	15,000	15,000			
Accessibility Inspections and Plan Review	25,000	25,000			
Construction Materials Testing	25,000	25,000			
Engineering	70,000	70,000			
Real Estate Attorney	35,000	35,000			
Accounting	15,000	15,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	397,000	397,000	-	-	-
LOCAL GOVERNMENT FEES <i>Avg per unit: 1,954</i>					
Building Permits	79,939	79,939			
Impact Fees					
Water Tap Fees <i>waived? No</i>	25,550	25,550			
Sewer Tap Fees <i>waived? No</i>	31,300	31,300			
Subtotal	136,789	136,789	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	70,300				70,300
Permanent Loan Legal Fees	30,000				30,000
Title and Recording Fees	10,000				10,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other:					
Subtotal	110,300				110,300

PART FOUR - USES OF FUNDS - 2017-030 Live Oak Landing, Savannah, Chatham County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	72,320	72,320				72,320
LIHTC Compliance Monitoring Fee	56,000	56,000				56,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	138,820				138,820
		EQUITY COSTS				
Partnership Organization Fees		2,500				2,500
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	2,500				2,500
		DEVELOPER'S FEE				
Developer's Overhead	66.090%	888,895	888,895			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	33.910%	456,083	456,083			
	Subtotal	1,344,978	1,344,978	-	-	-
		START-UP AND RESERVES				
Marketing		15,000				15,000
Rent-Up Reserves	72,718	72,718				72,718
Operating Deficit Reserve:	197,135	197,136				197,136
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 857	60,000	60,000			
Other: <u>Community Improvement Fund</u>		50,000				50,000
	Subtotal	394,854	60,000	-	-	334,854
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		12,269,051	10,384,652	-	-	1,884,399
Average TDC Per:	Unit:	175,272.16	Square Foot:	173.39		

PART FOUR - USES OF FUNDS - 2017-030 Live Oak Landing, Savannah, Chatham County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Eligible Basis Calculation

Total Basis	10,384,652	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	10,384,652	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: DDA/QCT	130.00%		
Adjusted Eligible Basis	13,500,048	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	89.89%	89.89%	89.89%
Qualified Basis	12,135,084	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,092,158	0	0
Total Basis Method Tax Credit Calculation	1,092,158		

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

12,276,598	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):	
12,269,051			
1,850,110			
10,418,941	Funding Amount	0	Hist Desig
/ 10			
1,041,894	Federal	0.8000	State
1.1500	=	0.8000	+ 0.3500
905,995			
905,995			
904,000			
904,000			

PART FOUR - USES OF FUNDS - 2017-030 Live Oak Landing, Savannah, Chatham County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Please see Tab 1, Item Number 4 for documentation in support of the of the local government fees. The construction hard costs were evaluated and determined by W.H. Gross Construction Company, an experienced tax credit contractor in Georgia.

The required third party front end analysis is accounted for in the budgeted \$25,000 Accessibility Inspections and Plan Review line item due to the IOI between the Developer and Contractor.

Additional costs regarding the Brownfield designation has been accounted for in the Environmental Reports(s) line item.

PART FOUR (b) - OTHER COSTS - 2017-030 - Live Oak Landing - Savannah - Chatham, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

Letter of Credit

HUD 221(d)(4) loan required Letter of Credit Fee

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

0

Total Cost

DCA-RELATED COSTS

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

Total Cost

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

Total Cost

EQUITY COSTS

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

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification
<hr/>	

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

Community Improvement Fund

The total Development Fee budgeted includes the subtotal Developer Fee in Row 117 of the Part IV-A-Uses of Funds Tab plus the Other Line Item labeled Community Improvement Fund, which is restricted to 15% of the Total Development Cost less the underwritten cost of the Land, the budgeted Developer Fee, and the Builder Profit. The applicant has reduced the Developer Fee by \$50,000 and has identified this line-item as an expenditure dedicated to the Community Improvement Fund.

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 - 2017-030 Live Oak Landing, Savannah, Chatham County

DCA Utility Region for project: South

Note: Elderly allowances cannot be used except at properties that have 100% HUD PBRA and satisfy the DCA definition of "elderly"

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Housing Authority of Savannah		
June 1, 2016	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			30	37			
Cooking	Electric	X			7	8			
Hot Water	Electric	X			29	33			
Air Conditioning	Electric	X			13	16			
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			38	43			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			37	46			
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	154	183	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

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	12	0	0	0	0	12
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	12	46	0	0	0	58
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	7,200	18,480	0	0	25,680
0	8,640	17,600	0	0	26,240
0	15,840	36,080	0	0	51,920
0	1,440	4,400	0	0	5,840
0	17,280	40,480	0	0	57,760
0	0	0	0	0	0
0	17,280	40,480	0	0	57,760

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

9,460

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	45,330
Maintenance Salaries & Benefits	30,659
Support Services Salaries & Benefits	
Healthy Housing Initiative Provider	7,308
Subtotal	83,297

On-Site Office Costs

Office Supplies & Postage	2,500
Telephone	8,500
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Bad debt, App fees, Vending, etc.	7,000
Subtotal	18,000

Maintenance Expenses

Contracted Repairs	
General Repairs	7,000
Grounds Maintenance	15,000
Extermination	5,500
Maintenance Supplies	1,200
Elevator Maintenance	2,500
Redecorating	700
Other (describe here)	
Subtotal	31,900

On-Site Security

Contracted Guard	
Electronic Alarm System	600
Subtotal	600

Professional Services

Legal	1,000
Accounting	7,000
Advertising	500
Other (describe here)	
Subtotal	8,500

Utilities (Avg\$/mth/unit)

Electricity	23	19,500
Natural Gas	0	
Water&Swr	24	20,000
Trash Collection		5,000
Cable		1,200
Subtotal		45,700

Taxes and Insurance

Real Estate Taxes (Gross)*	49,000
Insurance**	18,775
Personal property taxes	1,500
Subtotal	69,275

Management Fee:

	33,600
516.13	Average per unit per year
43.01	Average per unit per month

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

TOTAL OPERATING EXPENSES **290,872**

Average per unit 4,155.31
 Total OE Required 280,000

Replacement Reserve (RR) **17,500**

Proposed average RR/unit amount:	250
----------------------------------	-----

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	70 units x \$250 =	17,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	70	17,500

TOTAL ANNUAL EXPENSES **308,372**

V. APPLICANT COMMENTS AND CLARIFICATIONS

Please see Tab 1, Item Numbers 2 & 3 for documentation in support of the real estate tax, insurance budgets.

Please see Tab 40 for information regarding the Preventive Health Screening/Wellness Program for Residents. Through collaboration with St. Joseph's/Candler Health System, Inc., the applicant has budgeted to provide on-site preventive health screenings or Wellness Services at Live Oak Landing. The property will cover the entire \$2.50 Per member per month Wellpath access fee, which includes the health risk assessment tool, biometric screenings, onsite education and outcome reporting. Additionally, the proposed development will pay for \$33 of the \$43 per person for the annual Diagnostic Lab testing, for a minimal cost of \$10 per person. The estimated budget of \$7,308 was determined with the following calculation: WellPath access fee (\$2.50 * 12 months * 116 total bedrooms = \$3,480) + Diagnostic Lab (\$33 * 116 total bedrooms = \$3,828)

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-030 Live Oak Landing, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.11%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.49%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	472,980	482,440	492,088	501,930	511,969	522,208	532,652	543,305	554,171	565,255
Ancillary Income	9,460	9,649	9,842	10,039	10,239	10,444	10,653	10,866	11,083	11,305
Vacancy	(33,771)	(34,446)	(35,135)	(35,838)	(36,555)	(37,286)	(38,031)	(38,792)	(39,568)	(40,359)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(257,272)	(264,990)	(272,940)	(281,128)	(289,562)	(298,249)	(307,196)	(316,412)	(325,904)	(335,682)
Property Mgmt	(33,600)	(34,608)	(35,646)	(36,716)	(37,817)	(38,952)	(40,120)	(41,324)	(42,563)	(43,840)
Reserves	(17,500)	(18,025)	(18,566)	(19,123)	(19,696)	(20,287)	(20,896)	(21,523)	(22,168)	(22,834)
NOI	140,297	140,019	139,643	139,164	138,578	137,879	137,062	136,121	135,051	133,846
Mortgage A	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	31,899	31,621	31,245	30,766	30,180	29,480	28,664	27,722	26,653	25,447
DCR Mortgage A	1.36	1.35	1.35	1.35	1.34	1.33	1.33	1.32	1.31	1.29
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.36	1.35	1.35	1.35	1.34	1.33	1.33	1.32	1.31	1.29
Oper Exp Coverage Ratio	1.45	1.44	1.43	1.41	1.40	1.39	1.37	1.36	1.35	1.33
Mortgage A Balance	1,834,134	1,817,498	1,800,055	1,781,764	1,762,586	1,742,476	1,721,391	1,699,281	1,676,099	1,651,790
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-030 Live Oak Landing, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.11%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.49%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	576,560	588,091	599,853	611,850	624,087	636,569	649,300	662,286	675,532	689,043
Ancillary Income	11,531	11,762	11,997	12,237	12,482	12,731	12,986	13,246	13,511	13,781
Vacancy	(41,166)	(41,990)	(42,830)	(43,686)	(44,560)	(45,451)	(46,360)	(47,287)	(48,233)	(49,198)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(345,752)	(356,125)	(366,808)	(377,813)	(389,147)	(400,821)	(412,846)	(425,231)	(437,988)	(451,128)
Property Mgmt	(45,156)	(46,510)	(47,906)	(49,343)	(50,823)	(52,348)	(53,918)	(55,536)	(57,202)	(58,918)
Reserves	(23,519)	(24,224)	(24,951)	(25,699)	(26,470)	(27,264)	(28,082)	(28,925)	(29,793)	(30,686)
NOI	132,498	131,005	129,355	127,546	125,569	123,415	121,080	118,552	115,827	112,893
Mortgage A	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	24,100	22,606	20,957	19,148	17,170	15,017	12,682	10,154	7,428	4,495
DCR Mortgage A	1.28	1.27	1.25	1.23	1.21	1.19	1.17	1.15	1.12	1.09
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.28	1.27	1.25	1.23	1.21	1.19	1.17	1.15	1.12	1.09
Oper Exp Coverage Ratio	1.32	1.31	1.29	1.28	1.27	1.26	1.24	1.23	1.22	1.21
Mortgage A Balance	1,626,302	1,599,576	1,571,553	1,542,169	1,511,359	1,479,053	1,445,179	1,409,660	1,372,416	1,333,365
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-030 Live Oak Landing, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.11%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.49%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	702,823	716,880	731,217	745,842	760,759	775,974	791,493	807,323	823,470	839,939
Ancillary Income	14,056	14,338	14,624	14,917	15,215	15,519	15,830	16,146	16,469	16,799
Vacancy	(50,182)	(51,185)	(52,209)	(53,253)	(54,318)	(55,405)	(56,513)	(57,643)	(58,796)	(59,972)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(464,662)	(478,602)	(492,960)	(507,749)	(522,981)	(538,670)	(554,831)	(571,475)	(588,620)	(606,278)
Property Mgmt	(60,685)	(62,506)	(64,381)	(66,313)	(68,302)	(70,351)	(72,461)	(74,635)	(76,874)	(79,181)
Reserves	(31,607)	(32,555)	(33,532)	(34,538)	(35,574)	(36,641)	(37,740)	(38,873)	(40,039)	(41,240)
NOI	109,744	106,369	102,760	98,906	94,799	90,426	85,779	80,844	75,611	70,067
Mortgage A	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	1,346	(2,029)	(5,638)	(9,492)	(13,599)	(17,972)	(22,620)	(27,555)	(32,787)	(38,331)
DCR Mortgage A	1.06	1.03	0.99	0.96	0.92	0.87	0.83	0.78	0.73	0.68
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.06	1.03	0.99	0.96	0.92	0.87	0.83	0.78	0.73	0.68
Oper Exp Coverage Ratio	1.20	1.19	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10
Mortgage A Balance	1,292,418	1,249,483	1,204,463	1,157,258	1,107,761	1,055,861	1,001,442	944,381	884,549	821,813
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-030 Live Oak Landing, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.11%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.49%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	856,738	873,873	891,350	909,177	927,361
Ancillary Income	17,135	17,477	17,827	18,184	18,547
Vacancy	(61,171)	(62,395)	(63,642)	(64,915)	(66,214)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(624,467)	(643,201)	(662,497)	(682,372)	(702,843)
Property Mgmt	(81,556)	(84,003)	(86,523)	(89,118)	(91,792)
Reserves	(42,477)	(43,751)	(45,064)	(46,416)	(47,808)
NOI	64,202	58,000	51,451	44,540	37,251
Mortgage A	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(44,197)	(50,398)	(56,947)	(63,858)	(71,147)
DCR Mortgage A	0.62	0.56	0.50	0.43	0.36
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.62	0.56	0.50	0.43	0.36
Oper Exp Coverage Ratio	1.09	1.08	1.06	1.05	1.04
Mortgage A Balance	756,031	687,055	614,731	538,895	459,378
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-030 Live Oak Landing, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.11%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="7.49%"/>
Expense Growth Rate (3.00%)	<input type="text" value="Yes"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value="33,600"/>
Percent of Effective Gross Income	<input type="text"/>	--> If Yes, indicate actual percentage:	<input type="text"/>

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 - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	128,669 x 0 units = 0	0	0	141,535 x 0 units = 0
1 BR	1	0	168,462 x 0 units = 0	0	0	185,308 x 0 units = 0
2 BR	2	0	204,394 x 0 units = 0	0	0	224,833 x 0 units = 0
3 BR	3	0	250,016 x 0 units = 0	0	0	275,017 x 0 units = 0
4 BR	4	0	294,230 x 0 units = 0	0	0	323,653 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	120,734 x 0 units = 0	0	0	132,807 x 0 units = 0
1 BR	1	12	158,379 x 12 units = 1,900,548	0	0	174,216 x 0 units = 0
2 BR	2	0	192,727 x 0 units = 0	0	0	211,999 x 0 units = 0
3 BR	3	0	237,087 x 0 units = 0	0	0	260,795 x 0 units = 0
4 BR	4	0	281,584 x 0 units = 0	0	0	309,742 x 0 units = 0
<i>Subtotal</i>	<i>12</i>	<i>12</i>	<i>1,900,548</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	100,204 x 0 units = 0	0	0	110,224 x 0 units = 0
1 BR	1	0	138,379 x 0 units = 0	0	0	152,216 x 0 units = 0
2 BR	2	0	175,464 x 0 units = 0	0	0	193,010 x 0 units = 0
3 BR	3	0	229,044 x 0 units = 0	0	0	251,948 x 0 units = 0
4 BR	4	0	285,392 x 0 units = 0	0	0	313,931 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	104,177 x 0 units = 0	0	0	114,594 x 0 units = 0
1 BR	1	12	145,848 x 12 units = 1,750,176	0	0	160,432 x 0 units = 0
2 BR	2	46	187,519 x 46 units = 8,625,874	0	0	206,270 x 0 units = 0
3 BR	3	0	250,025 x 0 units = 0	0	0	275,027 x 0 units = 0
4 BR	4	0	312,532 x 0 units = 0	0	0	343,785 x 0 units = 0
<i>Subtotal</i>	<i>58</i>	<i>58</i>	<i>10,376,050</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	70		12,276,598	0		0

Threshold Justification per Applicant

DCA's Comments:

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

Savannah

Tot Development Costs:

12,269,051

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

4

Project Cost Limit (PCL)

12,276,598

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

3 TENANCY CHARACTERISTICS

This project is designated as:

Elderly

Pass?

Threshold Justification per Applicant

DCA's Comments:

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: **Holiday and semi-monthly birthday parties, pot luck dinners**
- 2) On-site enrichment classes Specify: **Computer training**
- 3) On-site health classes Specify: **Aerobics classes**
- 4) Other services approved by DCA Specify:

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response DCA USE

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

5 MARKET FEASIBILITY

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

A.	Novogradac & Company LLP	
B.	4 - 5 months	
C.	99.20%	
D.	22.30%	

Project Nbr	Project Name
1	2014-037 Sister's Court Apartments
2	2015-002 Telfair Apartments

Project Nbr	Project Name
3	2014-007 Hitch Village I
4	2014-037 Hitch Village II

Project Nbr	Project Name
5	
6	

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

F.	Yes	
----	-----	--

Threshold Justification per Applicant

Hitch Phase I & II will target families/general households and will not directly compete with the proposed development. Sister's Court Apartments leased its first unit in March 31, 2017 and expects to reach lease-up by the end of April 2017. Telfair Arms is a rehabilitation of an existing historic building and will only offer seven two-bedroom units at 60% AMI to seniors upon completion. The LIHTC comparables are experiencing a weighted average vacancy rate of 1.3 percent, which is considered low. The Overall capture rate of the property is 10.3%. The LIHTC properties maintain waiting lists, and property managers at the LIHTC properties report high demand for affordable senior housing. Please see Tab 5 for the market study.

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

Appraiser's Name:		
A.	No	
B.		
	1)	
	2)	
	3)	
	4)	
C.		
D.		
	1)	
	2)	Yes
	3)	

Threshold Justification per Applicant

The applicant is proposing to develop 4.35 acres of a larger 6.46 acre site that is under site control. The proposed 3.57 acre development has not been rezoned and is currently zoned for the proposed use (70 units multifamily).

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response DCA USE

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Roadway, Aircraft, Railway

D. Is the subject property located in a:

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

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

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

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

- 1) Lead-based paint?

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

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

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

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

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

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

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

No	
----	--

- 9) Mold?

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

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

No	
----	--

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

--	--

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

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

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

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

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

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

I. List all contiguous Census Tracts:

I.	
----	--

J. Is Contract Addendum included in Application?

J.	
----	--

Threshold Justification per Applicant

Please see Tab 7 for the environmental report, which includes the noise mitigation plan. The Northern portion of the subject property is located in a Special flood hazard area where the area is subject to flooding by the 1% annual chance flood. Based on the proposed site plan, showing all development outside of the floodplain, GEC does not anticipate that a flooding hazard will deter the development of the subject property. A Phase II is also included and as well as all Brownfield documentation.

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

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

Pass?	
A. Yes	
B. <<Select>>	
D. No	

Threshold Justification per Applicant

Please see Tab 8 for site control documentation.

DCA's Comments:

9 SITE ACCESS

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

Pass?	
A. Yes	
B.	
C.	
D.	

Threshold Justification per Applicant

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

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

Pass?

Threshold Justification per Applicant

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

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

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

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

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

1)
 2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

Threshold Justification per Applicant

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

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

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

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

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

F. DCA Final Determination

Threshold Justification per Applicant

Pass?

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

No	
----	--

E. Certifying GP/Developer

F. << Select Designation >>

Please see Tab 19 for the Qualification Determination

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

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

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

Threshold Justification per Applicant

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

Please see Tab 19 for the Qualification Determination

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

Pass?

Threshold Justification per Applicant

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?

Threshold Justification per Applicant

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 RELOCATION AND DISPLACEMENT OF TENANTS

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

1) Number of Over Income Tenants			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

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

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

The applicant believes the proposed development is comprised of reasonable development costs and unit sizes and represents an optimal utilization of resources.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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

Score Value	Self Score	DCA Score
92	64	20
TOTALS:	10	10
	A.	0
	B.	0

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	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: **70**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
32	
32	

Actual Percent of Residential Units:

Per Applicant	Per DCA
45.71%	0.00%
45.71%	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%
0	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)

Scoring Justification per Applicant

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

13	0
Yes	
12	
1	

The applicant is eligible for maximum Desirable Activities points. The proposed site is within a 2.0 mile distance from a National Big Box General Merchandise Store, Grocery Store, Community Center, Elementary School, Public Park, Public Library, Medical Care Provider, Day Care Service, Police Station, Department Store, Restaurant, Bank, Church, Post Office and Pharmacy. Additionally, the proposed site is within a 0.5 mile walking distance of the Community Center, Elementary School and the Day Care Service. There are no undesirables. Please see Tab 26 for the Desirable Site Certification and further detail regarding the desirable activities.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 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.

4	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

The site is within one (1) mile of a transit hub with multiple routes - Chatham Area Transit Central (CAT Central). CAT Central is located at 900 E Gwinnet St (Corner of E Gwinnet and Ott St), which measures only a 0.4 mile walking distance from the proposed site. CAT Central contains Routes 10, 27, 28 and 31.

DCA's Comments:

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

Chatham Area Transit	(912) 354-6900
http://www.catchacat.org/	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	2	
---	---	--

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

Georgia Environmental Protection District

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

Georgia Environmental Protection District

Yes/No Yes/No

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

Yes

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

10 Pts > Min In EF Green Communities

3	3	0
---	---	---

Competitive Pool chosen:

Flexible

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

Date of Course	3/3/17	Paula Lower	W.H. Gross Construction Company	Yes
Date of Course				

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

Yes

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

Date of Audit [] Date of Report []

Yes

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		No	

1. EarthCraft Communities

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

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

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

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

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

Commitments for Building Certification:

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

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

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

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?

3	C.	Yes/No	Yes/No
1.		Yes	

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

1	D.	0	0
---	----	---	---

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

Scoring Justification per Applicant

The proposed development will be eligible for Ten (10) additional points over minimum in the Enterprise Foundation Green Communities certification program. Please see Tab 29 of the application for the draft scoring sheet indicating the project meeting the required score to achieve the Exceptional Sustainable Building Certification.

DCA's Comments:

7. STABLE COMMUNITIES

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

7		0	0
---	--	---	---

A Census Tract Demographics

3		0	
---	--	---	--

& Competitive Pool chosen: **Flexible**

	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/): | | | |
| 2. Less than <input type="text" value="< Select >"/> below Poverty level (see Income) | Actual Percent | <input type="text" value=""/> | |
| 3. Designated Middle or Upper Income level (see Demographics) | Designation: | <input type="text" value="<Select>"/> | |
| 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

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

Per Applicant	Per DCA
<input type="text" value="<Select>"/>	<input type="text" value="<Select>"/>

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

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 - 2017-030 Live Oak Landing, Savannah, Chatham County

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Score Value	Self Score	DCA Score
TOTALS:	92	64
	10	20
	6	0
	No	
	N/a	
	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?			Yes	
b) Includes public input and engagement <u>during the planning stages</u> ?			Yes	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?			Yes	
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?			Yes	
e) Discusses resources that will be utilized to implement the plan?			Yes	
f) Is included <i>in full</i> in the appropriate tab of the application binder?			Yes	

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

<http://healthysavannah.org>

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

i.) Enter page nbr(s) here

ii.)

2 A.

Yes/No	Yes/No

i.)		
ii.)		

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

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

a)

b) <<Select Event 1 type>> <<Select Event 2 type>>

c) <<Select Entity 1 type>> <<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **Yes** Census Tract Number: **13051001100** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, <i>as delineated by the Community Transformation Plan</i> , to increase residents' access to local resources such as employment, education, transportation, and health? 6-8; 24					
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? Yes					
iii. CQB Name	Healthy Savannah	Website	http://healthysavannah.org		
Contact Name	Paula Kreissler	Direct Line	(912) 272-9494	Email	paula@healthysavannah.org

2. Quality Transformation Plan

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

4

2.

a) <i>Public and Private Engagement</i> Elderly					
Family Applicants must engage at least two different Transformation Partner types, while Senior Applicants must engage at least one . <u>Applicant agrees?</u> Yes					
i. Transformation Partner 1 <u>Transportation svcs provider</u> May, 4 2017					
Org Name	Chatham Area Transit	Date of Public Meeting 1 between Partners			
Website	www.catchat.org	Date(s) of publication of meeting notice	20-Apr		
Contact Name	Valerie Ragland	Direct Line	(912) 629-3924	Publication(s)	Publicized with local neighborhood organizations
Email	valerie.ragland@catchacat.org	Social Media	Community Partners Performed Outreach		
Role	Transformation partner collaborating w other stakeholders present			Mtg Locatn	Community Meeting Room Chatham Area Transit
				Which Partners were present at Public Mtg 1 between Partners?	1 only

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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Score Value	Self Score	DCA Score
TOTALS:	92	64
		20

ii. Transformation Partner 2	<Select Transformation Prtrn type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name			Date(s) of publication of meeting notice	
Website			Publication(s)	
Contact Name	Direct Line		Social Media	
Email			Mtg Locatn	
Role			Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "I" or "ii" below for (b).			Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. Yes
or	Nbr of Respondents			50
ii. Public Meetings				ii.
Meeting 1 Date		Dates: Mtg 2	Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?		
Publication(s)		Publication(s)		
Social Media		Social Media		
Meeting Location		Mtg Locatn		
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?		
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:				
i. Local Population Challenge 1	Lack of access to healthy food options			
Goal for increasing residents' access	Improve access to healthy food			
Solution and Who Implements	Establish community gardens, support regular mobile vending of fresh produce.			
Goal for catalyzing neighborhood's access	Atleast one community garden established by 2018. Weekly stops by Farm Truck 912 at the W.W. Law Center			
Solution and Who Implements	Utilize City of Savannah Community Garden Program & Community Improvement Fund (Healthy Savannah and City of Savannah. Forsyth Farmers Market			
ii. Local Population Challenge 2	Lack of knowledge about healthy food options and benefits of healthy food to overall health and wellness			
Goal for increasing residents' access	Engage Spence Elementary in health and wellness awareness			
Solution and Who Implements	Healthy Savannah will expand the Healthy Savannah Title I Program			
Goal for catalyzing neighborhood's access	Programming and support provided at Spencer Elementary by 2020			
Solution and Who Implements	In Partnership with Spencer Elementary programming and support to increase awarness with be undertaken by Healthy Savannah.			
iii. Local Population Challenge 3	Access to quality affordable housing			
Goal for increasing residents' access	Increase affordable housing options within the transformation area.			
Solution and Who Implements	Develop vacant multifamily land in the neighborhood, redevelop light industrial land on Wheaton St for affordable housing, develop affordable single family h			
Goal for catalyzing neighborhood's access	Seek tax credit financing for affordablr housing in the immediate neighborhood, secure and rezone light industrial land for future affordable housing, public /			
Solution and Who Implements	Develop Live Oak landing multifamily site and rezone vacant Light Industrial to multifamily by private developer, Chatham Savannah Homeless Authority dev			
iv. Local Population Challenge 4	Access to quality health care.			
Goal for increasing residents' access	Free medical screenings and education program			
Solution and Who Implements	Live Oak landing affordable housing for seniors owner will provide a free wellness program and medical screenings for residents			
Goal for catalyzing neighborhood's access	Monthly health risk assessments and screenings, individual and group educational sessions and clinical oversight			
Solution and Who Implements	St. Joseph's / Candler Health System, Inc in conjunction with Live Oak Landing LP will provide services via St. Joseph's Mobile Wellness program.			
v. Local Population Challenge 5	Access to varying transportation options			
Goal for increasing residents' access	Expand bike share program to Wheaton St. corridor.			
Solution and Who Implements	CAT bike share program and cycling education and training in conjunction with Chatham Area Transit and Savannah Bicycle Campaign			
Goal for catalyzing neighborhood's access	Conduct progammng at least annually within East Savannah neighborhoods, potentially co-locate bike share with transit stops.			

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Score Value	Self Score	DCA Score
TOTALS: 92	64	20

Solution and Who Implements

Chatham Area Transit expands phase III of bike share program to Wheaton St.

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Elderly

4	1	
1	1	

Source	Developer Fee		
Contact	Bill Gross	Direct Line	(912) 729-3564
Email	whgross@whgross.com		
Bank Contact	NA	Direct Line	NA

Bank Name	NA
Account Name	NA
Bank Website	NA
Contact Email	NA

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

Description of Use of Funds Funds will go toward a community improvement fund for the neighborhoods identified in the community transformation plan. The community improvement fund will be used to help in the establishment of community gardens, support regular mobile vending of fresh produce, fund education on nutrition and food production, support expansion of Healthy Savannah's Title 1 program and support increased fitness and transportation by supporting cycling awarness and education within east savannah neighborhoods.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. The detailed description above outlines an encompassing approach by the community quarter back, Healthy Savannah, to increase health and wellness in these east savannah neighborhoods that have a demonstrated need. By Healthy Savannah having the partnerships with stakeholders invested in the area our participation and funding has brought together a cohesive team to improve the health and wellness of the neighborhood.

2. Long-term Ground Lease

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

1	2.	0	
		N/a	
		N/a	

3. Third-Party Capital Investment

Competitive Pool chosen: **Flexible**

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

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

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):	12,269,051
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PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	64	20
D.	0	
1.	N/a	
2.	N/a	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

Community Investment: 2017 DCA Q and A response. As the QAP states that the commitment of funds for the Community Improvement Fund may be from the Applicant itself, the Applicant may reduce the Developer Fee by the amount of the Community Improvement Fund (no less than \$50,000), and show that as a line-item in the development budget. The development budget may include a comment box identifying this line-item as an expenditure dedicated to the Community Improvement Fund. The itemized budget would satisfy the Minimum Documentation requirements for "Commitment of funds" and "Detailed source of funds," but the Applicant must still include the "Detailed use of funds" and the "Narrative of how the secured funds support the Community Revitalization Plan or the Community Transformation Plan" (Scoring, p. 23 of 44).

Please see Tab 31 of the Application for complete documentation regarding the Community Transformation Plan, which includes information on the Community Quarterback, the Community Transformation Plan, the Map, Meetings, Community Engagement and information regarding the Community Improvement Fund. The Community Transformation Plan contains strategies and provision of local services and resources to those in the most need in the Defined Neighborhood around the proposed development.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

0	0
---	---

Competitive Pool chosen: **Flexible**
 Phased Development? **No**

0

3

A.		
1.		

A. Phased Developments

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

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

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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

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

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

(additional point)

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20



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TOTALS:	Score Value	Self Score	DCA Score
	92	64	20
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

There is not more than two (2) DCA funded projects with senior tenancy in the PMA with an occupancy rates less than 90%. There has not been a significant change in economic conditions that could detrimentally affect the long term viability of the proposed project. In fact, the Savannah MSA has experience strong employment growth from 2000 to 2017. The growing local economy is a positive indicator of demand for rental housing and the applicant's proposed units. The proposed market area is not overestimated and the capture rates are well below 55% for each bedroom type and market segment.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.		

12. EXCEPTIONAL NON-PROFIT

0

3

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	Yes/No	Yes/No

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2

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

Unit Total

70

MGP	WHG-Truman Tax Credit, LLC	0.0100%	William H. Gross	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	W.H. Gross Construction Company	0.0000%	William H. Gross
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
State LP	Affordable Equity Partners	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

- Identifies the project as located within their GICH community:
- Is indicative of the community's affordable housing goals
- Identifies that the project meets one of the objectives of the GICH Plan
- 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?
- 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: **Savannah** County: **Chatham** QCT? **Yes** Census Tract #: **13051001100**

Scoring Justification per Applicant

DCA's Comments:

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

4

Indicate that the following criteria are met:

- Funding or assistance provided below is binding and unconditional except as set forth in this section.
- Resources will be utilized if the project is selected for funding by DCA.
- Loans are for both construction and permanent financing phases.
- 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.
- 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.
- If 538 loans are being considered for points in this section, the funds will be obligated by USDA by September 30, 2017.

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

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

Total Qualifying Sources (TQS):

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,850,000
	1,850,000

2. Point Scale

Scoring Justification per Applicant

Total Development Costs (TDC):

TQS as a Percent of TDC:

12,269,051
15.0786%

	4	0
	4	0
a)	Yes	
b)	Yes	
c)	Yes	
d)	Yes	
e)	Yes	
f)	N/a	

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

0.0000%

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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TOTALS:	92	64 20

The applicant will be utilizing a HUD 221(d)(4) loan at the amount of \$1,850,000, which exceeds 15% of the TDC. Please see Tab 37 for the HUD Letter of Encouragement and the commitment letter from Lancaster Pollard. The letter states, "we feel the proposal is worthy of further consideration and encourage you to submit an application for financing under the Section 221(d)(4) New Construction FHA Insurance Program". The letter also invites the applicant to apply "direct-to-firm commitment", which is their intention. The loan also meets the criteria listed above.

DCA's Comments:

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.

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

DCA's Comments:

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

7
63
6
22

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

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 0.0%

0
0.0%

2.		
----	--	--

Scoring Justification per Applicant

At least 10% of the total low-income units are one-bedroom units and the applicant is willing to accept Assistance affordable to 50% AMI tenants. The applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of units for the purpose of providing Integrated Supportive Housing to Persons w/ Disabilities, and is prepared to accept the full utilization by DCA of 10% of the units.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:

0

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:

0

Total Units

70

% of Total

0.00%

2	0	0
2	A.	

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

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

B. Historic	Nbr Historic units:	0	1	B.	
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	Total Units	70			
DCA's Comments:	% of Total	0.00%			

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

3	3	0
----------	----------	----------

Pre-requisites:

Agree or Y/N Agree or Y/N

- 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	
Yes	
Yes	
Yes	
Agree	

Primary Care provider access and lack of medical insurance are two of the moderate risks for residents of Chatham County (CHSI). The services provided by the St. Joseph's/Candler Health System, Inc. mobile unit will alleviate these risks for the tenants at Live Oak Landing. By providing access to health screenings and education, additional identified risks for Chatham County residents will also be addressed, including adult diabetes, adult obesity, adult overall health status, and cost barrier to care. The 2016 Community Health Needs Assessment identified the most pressing needs in Chatham County as Individuals in need of health insurance, access to physicians accepting self-pay and access to chronic disease/specialty care services. The proposed development's zip code was also specified in the CHNA's statement, "increased efforts on addressing these needs should be focussed on the at risk and vulnerable populations of Chatham County living in zip codes 31401, 31404 and 31415".

The tests and explanation of results will provide residents with access to health information not otherwise available due to the risk of primary care provider access, lack of medical insurance, and the cost barrier to care, and provide the opportunity for residents to make the necessary lifestyle changes to improve their overall health. St. Joseph's/Candler Health System, Inc. has identified a high need to focus on the at risk and vulnerable populations of Chatham County, and the residents of Live Oak Landing fit that focus and will benefit from the access to medical screenings and education provided by St. Joseph's/Candler Health System, Inc.

A. Preventive Health Screening/Wellness Program for Residents

3	3	0
----------	----------	----------

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

a)	Agree	
b)	Yes	
c)	Yes	

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Health Risk Assessment w/ comprehensive individual report	Monthly	0
b) Care Management - Referrals to appropriate programs for risk minimization and disease management - Oversight through clinical navigator	Monthly	0
c) Biometric Screenings (height, weight, blood pressure, pulse, BMI, waist/hip measurements)	Monthly	0
d) Diagnostic Labs (Fingerstick with immediate resulting) Fasting total cholesterol and HDL Blood sugar or Hemoglobin Alc	Monthly	10

B. Healthy Eating Initiative

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

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

- The community garden and edible landscape will:
 - Emphasize the importance of local, seasonal, and healthy food?
 - Have a minimum planting area of at least 400 square feet?

a)		
b)		

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	20

- c) Provide a water source nearby for watering the garden?
 - d) Be surrounded on all sides with fence of weatherproof construction?
 - e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?
2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

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

C. Healthy Activity Initiative

Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project? 2 0 0

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will: 2

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

a) Be well illuminated?		f) Provide trash receptacles?	
b) Contain an asphalt or concrete surface?		g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?	
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?		Length of Trail	<input type="text"/> miles

2. The monthly educational information will be provided free of charge to the residents on related events? 2 0 0

Scoring Justification per Applicant

Please see Tab 40 for the LOI and information regarding the Preventive Health Screening/Wellness Program for Residents. Through collaboration with St. Joseph's/Candler Health System, Inc., the applicant will provide On-Site preventive health screenings or Wellness Services at Live Oak Landing. The development will cover the General Wellpath Access Fee of \$2.50/member/month, where St. Joseph's/Candler will complete monthly screenings onsite that will include health risk assessments, onsite education and outcome reporting. Screenings include biometric data and laboratory screenings for risk factors associated with chronic diseases. The proposed development will also pay for \$33 of the \$43 Diagnostic lab testing, leaving only a minimal cost of \$10 to the residents at Live Oak Landing. The Diagnostic Labs are offered monthly to the residents, with tests being performed once a year per person. Please see Tab VI-Revenues & Expenses for Operating Budget for the Service Provider. St. Joseph's/Candler houses all data into individual and group reports. With the individual report, the educator can deliver a personalized education/coaching session. The group report identifies trends and opportunities with a select population. As participants are rescreened, outcomes can be documented with all risk factors. These reports will also assist with focusing education and interventions based on individual and group aggregate reports. The program will also provide focused monthly group lectures that will include, but not limited to, nutrition, medication management, exercise, blood pressure control, diabetes education, cardiovascular risk reduction, weight management, and nicotine cessation.

DCA's Comments:

20. QUALITY EDUCATION AREAS

Application develops a property located in the attendance zone of one or more high-performing schools as determined by the state CCRPI? 3 0 0

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? 0 0

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									
b) Middle/Junior High									

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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

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

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

								Score Value	Self Score	DCA Score
TOTALS:								92	64	20
c) High										
d) Primary/Elementary										
e) Middle/Junior High										
f) High										

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-030 Live Oak Landing, Savannah, Chatham County

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

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.
 Failure to do so will result in a one (1) point "Application Completeness" deduction.

21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	64 20
	2	2 0

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site			33,667	
Min Exceeded by:	0.00%	0.00%	461.12%	0.00%

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

The proposed site is located in the Savannah MSA and should use the "Other MSA" jobs threshold of 6,000. Please see Tab 43 for the OnTheMap report, which indicates there are 33,667 total number of jobs within a 2-mile radius of the proposed site. This exceeds the minimum jobs threshold by 461.12%. The applicant utilized the address, 1210 Wheaton St, Savannah, GA 31404 to determine these findings. Documentation identifying the exact address entered into the search box is also located in Tab 42.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

The applicant submitted a request for a Pre-application determination that the proposed Project Team is qualified to submit a tax credit application. DCA deemed the Certified General Partner/Principal and Certified Developer (William H. Gross) as Qualified - Complete.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	64	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 - 2017-030 Live Oak Landing, Savannah, Chatham County

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

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

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

**Score
Value**

Self Score	DCA Score
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TOTALS:

92

64	20
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

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

Live Oak Landing

Savannah, Chatham County

The Community Improvement fund pledged by W.H. Gross Construction in the amount of \$50,000 will be administered by Healthy Savannah, the community quarterback, to implement the strategies outlined in the CTP. The overall goals as outlined by the CTP are to create a culture of health in the neighborhoods identified in the defined area. Our funds will go toward establishing community gardens in the neighborhood in coordination with Healthy Savannah and the City of Savannah Community Garden Program. The scope of the creation of these gardens will be separate from any services specific to our development and will be focused on making more Community Gardens available to the residents of the defined neighborhood area outlined in the CTP. A portion of the funds will go toward supporting continued weekly visits in the defined neighborhood by the Farm Truck 912 at the W.W. Law Center, walkable from our location, just 0.35 miles from our proposed development. Forsyth Farmers' Market created Farm Truck 912, a mobile farmers' market that brings local fruits and vegetables to Savannah neighborhoods with little access to healthy food. Farm Truck 912 makes a weekly stop at the W.W. Law Center every Thursday afternoon. Forsyth Farmers' Market and Farm Truck 912 both accept and double SNAP/EBT benefits. In addition to greatly improving access to local healthy foods, FFM also provides health and nutrition programming. Healthy Savannah will utilize some of the funds to support hands on training and education to residents of the neighborhood as well as expand its Healthy Savannah Title 1 program at Spencer Elementary, an elementary school adjacent to our site. The final piece of creating a healthy culture through our community improvement fund will go toward supporting a more active lifestyle in the defined neighborhood. Healthy Savannah in conjunction with Chatham Area Transit bike share program will use funds to conduct cycling education and training.

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

Live Oak Landing
Savannah, Chatham County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Live Oak Landing

Savannah, Chatham County

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

Scoring Section 16 - Innovative Project Concept Narrative

Live Oak Landing

Savannah, Chatham County

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

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

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

To DCA:

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

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

- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.
- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.
- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.
- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and revealed.

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]