

**Project Narrative**  
WR Redevelopment Phase I  
Warner Robins, Houston County

WR Redevelopment Phase I is the first phase of a mixed-income/mixed-use master plan, located at 1000 S. Armed Forces Blvd, Warner Robins, GA. The WR Redevelopment Master Plan will be a multi-phase/mixed-use development of an approximate 15 acre City owned site and adjacent 10 acre Memorial Park. Phase I will be a multifamily mixed-income development with a mix of one, two and three bedroom units, in four 3-story garden apartment buildings, to support families and individuals in the City of Warner Robins. Phase I will be affordable to households at 50% and 60% Area Median Income, as well as unrestricted market rate units. The project will have amenities to include, fitness center, community/activity room, Health/Wellness Center and external gathering area. This project will bring an investment of quality housing to an area of the City that has not had an investment in new quality housing in decades. The project will be designed to be a sustainable development to provide quality affordable housing to the community and City for years to come. The Applicant will pursue EarthCraft Communities Certifications as well as High Performance Building Design Certification.

The City and Applicant have also participated in a Community Transformation Plan (CTP) for the neighborhood surrounding the master plan. As part of the CTP planning process, local residents have been engaged to better understand their challenges and need for services, and to bring together so many of our local community organizations, who have been providing services to the City and County for years. The CTP will help coordinate the provision of local services and resources, in order to increase access to education, job training, housing, healthcare, and transportation to our families and individuals most in need in this neighborhood. The "Transformation Partners" are an impressive list of some of our most local non-profits and other organizations with vested interest in the neighborhood.

The City has committed to funding infrastructure improvements to support the Master Plan. These improvements are a critical part of this transformational project for the City of Warner Robins and are specifically referenced as being required in our Community Transformation Plan (Plan). These improvements will provide better access to the Master Plan, both by vehicle and by foot, for the Master Plan's residents and their visitors, while creating a new and exciting "curb appeal" of the new community. The off-site improvements will be an important component of this project by creating public spaces where people interact, which will help define this community's aesthetic quality, identity, economic activity, health, and social cohesion. These pedestrian-friendly street improvements will make the WR Redevelopment community a healthier, more vibrant, and more attractive place to call home.

**PART ONE - PROJECT INFORMATION - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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:

**2017-0**

**May 4 Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 908,906	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> <b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	N/A - no pre-app

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Amon Martin		Title	Senior Developer	
Address	675 Ponce de Leon Avenue, Suite 8500		Direct Line	(470) 585-2413	
City	Atlanta		Fax	(423) 634-8956	
State	GA	Zip+4	30308-0000	Cellular	(470) 585-2413
Office Phone	(470) 585-2413	Ext.		E-mail	amartin@penrose.com

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

**IV. PROJECT LOCATION**

Project Name	WR Redevelopment Phase I		Phased Project?	Yes- w/Master Plan	
Site Street Address (if known)	1000 S Armed Forces Blvd		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	Corner of Wall St and S Armed Forces Blvd		Scattered Site?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Site Geo Coordinates (##.#####)	Latitude: 32.602140	Longitude: -83.596120	Acreage	4.3800	
City	Warner Robins	9-digit Zip**	31088-4792	Census Tract Number	207.00
Site is predominantly located:	Within City Limits	County	Houston	QCT?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In USDA Rural Area?	<input checked="" type="checkbox"/> No	In DCA Rural County?	<input checked="" type="checkbox"/> No	Overall:	Urban

Congressional	State Senate	State House
8	26	147

If on boundary, other district: \_\_\_\_\_

Political Jurisdiction	City of Warner Robins		Website	www.wrga.gov	
Name of Chief Elected Official	Randy Toms	Title	Mayor		
Address	700 Watson Blvd		City	Warner Robins	
Zip+4	31093-0000	Phone	(478) 302-5515	Email	rtoms@wrga.gov

**\*\* Must be verified by applicant using following websites:**  
 Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>  
 Legislative Districts: <http://volesmart.org/>

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	90	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 - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	59	0
Number of 50% Units	18	0
Number of 60% Units	41	0
Number of Unrestricted (Market) Units	31	
Total Residential Units	90	
Common Space Units	0	
Total Units	90	

**E. Buildings**

Number of Residential Buildings	4
Number of Non-Residential Buildings	0
Total Number of Buildings	4

**F. Total Residential Parking Spaces**

118

**D. Unit Area**

Total Low Income Residential Unit Square Footage	54,352
Total Unrestricted (Market) Residential Unit Square Footage	27,550
Total Residential Unit Square Footage	81,902
Total Common Space Unit Square Footage	0
Total Square Footage from Units	81,902

Total Common Area Square Footage from Nonresidential areas	2,470
Total Square Footage	84,372

(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		5.6%	Required:	5%
% of Units for the Mobility-Impaired		40.0%	Required:	40%
% of Total Units		2.2%	Required:	2%

**VI. TENANCY CHARACTERISTICS**

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

Family

**B. Mobility Impaired**

Nbr of Units Equipped:	5
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 No

**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 - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

**XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND**

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
1 WR Wall Street LLC	WR Redevelopment Phase I	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

No	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
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**New properties: to exercise an Extension of Cancellation Option?**

Yes	If yes, expiration year:	2037	Nbr yrs to forgo cancellation option:	5
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**C. Is there a Tenant Ownership Plan?**

No
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**D. Is the Project Currently Occupied?**

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

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

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

**F. Projected Place-In-Service Date**

Acquisition	
Rehab	
New Construction	May 31, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>The site consists of 4 3-story buildings with 90 housing units. The unit mix will consist of 1, 2 and 3 bedroom units with income targets of 50 and 60% AMI or less and include market rate units.</p> <p>The site zoning requires 1 parking space per unit, the proposed 118 parking spaces is allowed per zoning.</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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)

WR Wall Street LLC				Name of Principal		Mark H. Dambly
230 Wyoming Avenue				Title of Principal		President, Managing Mbr
Kingston		Fed Tax ID:		Direct line		(267) 386-8668
PA	Zip+4	18704-3535	Org Type:	For Profit	Cellular	
(267) 386-8600		E-mail		mdambly@penrose.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.

Pennrose GP, LLC				Name of Principal		Richard A. Gower
230 Wyoming Avenue				Title of Principal		CFO
Kingston		Website		Direct line		(267) 386-8680
PA	Zip+4	18707-3535	Cellular			
(267) 386-8680		E-mail		rgower@penrose.com		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

RBC Capital Markets				Name of Principal		Chris Tully
200 Vesey Street, 9th Floor				Title of Principal		Vice President
New York		Website		Direct line		(212) 618-5619
NY	Zip+4	10281-8098	Cellular			
(212) 618-5619		E-mail		christopher.tully@rbccm.com		

**b. State Limited Partner**

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

RBC Capital Markets				Name of Principal		Chris Tully
200 Vesey Street, 9th Floor				Title of Principal		Vice President
New York		Website		Direct line		(212) 618-5619
NY	Zip+4	10281-8098	Cellular			
(212) 618-5619		E-mail		christopher.tully@rbccm.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Pennrose Properties, LLC				Name of Principal	Mark H. Dambly
1301 N. 31st Street				Title of Principal	President
Philadelphia		Website	www.pennrose.com	Direct line	(267) 386-8668
PA		Zip+4	19121-4495	Cellular	
(267) 386-8600		E-mail	mdambly@pennrose.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.

Collaborative Housing Solutions, Inc.				Name of Principal	Jon Toppen
321 W. Hill Street, Suite 3				Title of Principal	Vice President
Decatur		Website		Direct line	(404) 997-6788
GA		Zip+4	30030-4362	Cellular	
(404) 997-6788		E-mail	jon@collaborativehousingolutions.com		

**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.

Capstone Building Corp				Name of Principal	Chris Tavis
3415 Independence Drive				Title of Principal	Sr. VP- Finance
Birmingham		Website	www.capstonebuilding.com	Direct line	(205) 380-5671
AL		Zip+4	35209-8314	Cellular	
(205) 380-5671		E-mail	ctravis@capstonebuilding.com		

**C. MANAGEMENT COMPANY**

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

Alco Management Inc.				Name of Principal	Stewart Carlin
35 Union Avenue, Suite 200				Title of Principal	VP of Asset Mgmt
Memphis		Website	www.alcomgt.com	Direct line	(901) 544-1737
TN		Zip+4	38103-2417	Cellular	
(901) 544-1737		E-mail	scarlin1@alcomgt.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>D. ATTORNEY</b>	Berman Indictor LLP			Name of Principal	Steve Berman
Office Street Address	30 N. 41st Street, Suite 450			Title of Principal	Principal
City	Philadelphia	Website	bermanindictor.com	Direct line	(215) 825-9740
State	PA	Zip+4	19104-2590	Cellular	
10-Digit Office Phone / Ext.	(215) 825-9730	E-mail	berman@bermanindictor.com		

<b>E. ACCOUNTANT</b>	CohnReznick			Name of Principal	Michael Cumming
Office Street Address	500 East Pratt Street, Suite 200			Title of Principal	Principal
City	Baltimore	Website	www.cohnreznick.com	Direct line	(410) 783-4900
State	MD	Zip+4	21202-3100	Cellular	
10-Digit Office Phone / Ext.	(410) 783-4900	E-mail	Mike.Cumming@Cohnreznick.com		

<b>F. ARCHITECT</b>	Kitchen and Associates			Name of Principal	Steve Schoch
Office Street Address	756 Haddon Avenue			Title of Principal	Principal
City	Collingwood	Website	www.kitchenandassociates.com	Direct line	(856) 559-2063
State	NJ	Zip+4	08108-3712	Cellular	
10-Digit Office Phone / Ext.	(856) 854-1880	E-mail	sschoch@kitchenandassociates.com		

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

<b>A. LAND SELLER</b> (If applicable)	City of Warner Robins	Principal	Randy Toms	10-Digit Phone / Ext.	(478) 302-5515
Office Street Address	700 Watson Blvd			City	Warner Robins
State	GA	Zip+4	31093-0000	E-mail	rtoms@wrga.gov

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	No	

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	Yes	Pennrose GP, LLC is an affiliate of the Developer, Pennrose Properties, LLC. Please see comment below.
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	99.9800%	No	
State Ltd Partner	No	No	For Profit	0.0100%	No	
NonProfit Sponsor						
Developer	No	No	For Profit	0.0000%	Yes	Pennrose GP, LLC, the managing general partner, is an affiliate of the Developer, Pennrose Properties, LLC. Please see comment below.
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant	No	Yes	For Profit	0.0000%	No	
Contractor	No	No	For Profit	0.0000%	No	
Managemen t Company	No	No	For Profit	0.0000%	No	
				<b>Total</b>	<b>100.0000%</b>	

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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Pennrose GP, LLC is the General Partner and also the Managing Member of the WR Wall Street, LLC, the Ownership entity of the development. Pennrose Properties, LLC, is the Developer of this redevelopment effort. Mark H. Dambly, Richard K. Barnhart and Timothy I. Henkel are members of Pennrose GP, LLC, the General Partner and Managing Member of the ownership entity, and are also members of Pennrose Properties, LLC, which is the Developer.

Collaborative Housing Solutions is a development consultant for the LIHTC application only and will receive less than 5% of the developer fee.



**PART THREE - SOURCES OF FUNDS - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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)	Bellwether Enterprise - FHA 221(d)4	1,363,400	5.000%	40	40	78,891	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee							

Total Cash Flow for Years 1 - 15: 585,177  
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%  
 Cash flow covers DDF P&I?

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	RBC Capital Markets	7,543,919					
State Housing Credit Equity	RBC Capital Markets	4,726,311					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		13,633,631					
Total Development Costs from Development Budget:		13,633,631					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity
7,543,919	0.00	% of TDC
4,726,311	0.00	55%
		35%
		90%

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

**IV. DCA COMMENTS - DCA USE ONLY**

The FHA 221(d)(4) interest rate includes the HUD Mortgage Insurance Premium - rate includes MIP, GNMA and Servicing Fees

**PART FOUR - USES OF FUNDS - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal									
Market Study				7,500	7,500				
Environmental Report(s)				10,000	10,000				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				5,000	5,000				
Zoning/Site Plan Fees				-	-				
Other:									
Other:									
Other:									
				<b>Subtotal</b>	<b>32,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				-				-	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	136,986		600,000	510,000			90,000	
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>600,000</b>	<b>-</b>	<b>-</b>	<b>90,000</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				7,695,000	7,695,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>7,695,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		497,700	497,700				
Builder Overhead	6.000%	497,700	6.000%	165,900	165,900				
General Requirements*	2.000%	165,900	2.000%	497,700	497,700				
	6.000%	497,700	6.000%						
*See QAP: General Requirements policy	<b>14.000%</b>	<b>1,161,300</b>		<b>Subtotal</b>	<b>1,161,300</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other:									
<b>Total Construction Hard Costs</b>				<b>9,456,300.00</b>					
<b>Average TCHC:</b>				<b>105,070.00</b>	<b>per Res'l unit</b>	<b>105,070.00</b>	<b>per unit</b>	<b>112.08</b>	
				<b>115.46</b>	<b>per Res'l unit SF</b>	<b>115.46</b>	<b>per unit sq ft</b>	<b>per total sq ft</b>	
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency			5.00%	472,750	472,750				

**PART FOUR - USES OF FUNDS - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	95,218	95,218			
Construction Loan Interest	51,128	34,085			17,043
Construction Legal Fees	45,000	45,000			
Construction Period Inspection Fees	6,817	6,817			
Construction Period Real Estate Tax	20,000	20,000			
Construction Insurance	53,900	53,900			
Title and Recording Fees	40,000	40,000			
Payment and Performance bonds	50,000	50,000			
Other: _____					
Other: _____					
<b>Subtotal</b>	<b>362,063</b>	<b>345,020</b>	<b>-</b>	<b>-</b>	<b>17,043</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	300,000	300,000			
Architectural Fee - Supervision	55,000	55,000			
Green Building Consultant Fee Max: 20,000	15,000	15,000			
Green Building Program Certification Fee (LEED or Earthcraft)	25,000	25,000			
Accessibility Inspections and Plan Review	5,000	5,000			
Construction Materials Testing	35,000	35,000			
Engineering	100,000	100,000			
Real Estate Attorney	90,000	90,000			
Accounting	30,000	30,000			
As-Built Survey	3,000	3,000			
Other: _____					
<b>Subtotal</b>	<b>658,000</b>	<b>658,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 757</i>					
Building Permits	22,198	22,198			
Impact Fees					
Water Tap Fees <i>waived?</i>	31,650	31,650			
Sewer Tap Fees <i>waived?</i>	14,250	14,250			
<b>Subtotal</b>	<b>68,098</b>	<b>68,098</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	-				-
Permanent Loan Legal Fees					
Title and Recording Fees	5,000				5,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: _____					
<b>Subtotal</b>	<b>5,000</b>				<b>5,000</b>

**PART FOUR - USES OF FUNDS - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

		<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
<b>DCA-RELATED COSTS</b>			<b>DCA-RELATED COSTS</b>			
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	72,712	72,713				72,713
LIHTC Compliance Monitoring Fee	72,000	72,000				72,000
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:						
Other:						
	<b>Subtotal</b>	<b>154,213</b>				<b>154,213</b>
<b>EQUITY COSTS</b>			<b>EQUITY COSTS</b>			
Partnership Organization Fees		20,000				20,000
Tax Credit Legal Opinion						
Syndicator Legal Fees		40,000				40,000
Other:						
	<b>Subtotal</b>	<b>60,000</b>				<b>60,000</b>
<b>DEVELOPER'S FEE</b>			<b>DEVELOPER'S FEE</b>			
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,778,300	1,778,300			
	<b>Subtotal</b>	<b>1,778,300</b>	<b>1,778,300</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>START-UP AND RESERVES</b>			<b>START-UP AND RESERVES</b>			
Marketing		67,725				67,725
Rent-Up Reserves	121,079	121,329				121,329
Operating Deficit Reserve:	281,603	297,353				297,353
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,111	100,000	100,000			
Other:						
	<b>Subtotal</b>	<b>586,407</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>486,407</b>
<b>OTHER COSTS</b>			<b>OTHER COSTS</b>			
Relocation						
Other:						
	<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>13,633,631</b>	<b>12,820,968</b>	<b>-</b>	<b>-</b>	<b>812,663</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	151,484.78	<b>Square Foot:</b>	161.59		

**PART FOUR - USES OF FUNDS - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

**Subtractions From Eligible Basis**

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

**Total Subtractions From Basis:**

**Eligible Basis Calculation**

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

Type:

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	12,820,968	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,820,968	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	16,667,258	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	65.56%	65.56%	65.56%
Qualified Basis	10,926,314	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	983,368	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>983,368</b>		

**III. TAX CREDIT CALCULATION - GAP METHOD**

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

13,633,632	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	<input type="text" value=""/>
13,633,631					
1,363,400					
12,270,231					
/ 10					
1,227,023					
1.3500	=	Federal	0.8300	+	State
<b>908,906</b>					0.5200
<b>908,906</b>					
<b>908,906</b>					

**PART FOUR - USES OF FUNDS - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>Construction hard costs were determined based on a preliminary cost estimate from the proposed general contractor, Capstone Builders.</p> <p>Developer fee was calculated using the total development costs (\$13,663,631) minus developer fee (\$1,778,300) x 15% = \$1,778,300 for the maximum fee. The maximum allowable Developer Fee of \$1,778,300 is reflected in the budget.</p> <p>Operating Reserve reflects 6 months of operating expenses, replacement reserves and must-pay hard-debt service per RBC Equity LOI enclosed in Tab 01.</p> <p>Construction Loan Fee Calculation:                  Application Fee: \$3.00 per thousand Loan Amt : <math>((1,363,400/1000)*3.00) = \\$4,060</math>                  MIP: .25% of Loan Amt: <math>(.0025*1,363,400) = \\$3,409</math>                  Financing Fee: 2% of Loan Amt: <math>(.02*1,363,400) = \\$27,268</math>                  Placement Fee: 1.5% of Loan Amt: <math>(.015*1,363,400) = \\$20,451</math>                  MAP Third Party Fees: \$40,000                  Total: \$95,218</p> <p>Inspection Fee: .5% of Loan Amt: <math>(.005*1,363,400) = 6,817</math></p> <p>Tax Credit Pricing reflects current equity market for mixed income properties (market rate units).</p>	
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**PART FOUR (b) - OTHER COSTS - 2017-0 - WR Redevelopment Phase I - Warner Robins - Houston, 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**

0

Total Cost  Total Basis

0

Total Cost  Total Basis

0

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

0

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

0

Total Cost

Total Basis

0

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

0

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

[Empty description box]

**DCA-RELATED COSTS**

0

Total Cost

[Empty description box]

0

Total Cost

[Empty description box]

**EQUITY COSTS**

0

Total Cost

[Empty description box]

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**



**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

0

Total Cost  Total Basis

**OTHER COSTS**

0

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

**DCA Utility Region for project: North**

*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

Georgia Department of Community Affairs		
January 1, 2017	Structure	2-Story Walkup

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	Electric Heat Pump	X		4	5	6	9	11
Cooking	Electric	X		5	7	9	12	15
Hot Water	Electric	X		9	14	19	24	28
Air Conditioning	Electric	X		5	6	9	12	14
Range/Microwave	Electric	X						
Refrigerator	Electric	X						
Other Electric	Electric	X		15	21	27	33	42
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X		35	41	48	59	71
Refuse Collection			X					
<b>Total Utility Allowance by Unit Size</b>				<b>73</b>	<b>94</b>	<b>118</b>	<b>149</b>	<b>181</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

The Applicant is utilizing GA DCA Utility Allowances for the Northern Region. The project is new construction and will be sub-metered. Owner is providing Range, Microwave and Refrigerator in all units, the tenant-paid electricity for these appliances if reflected in Other Electric. Per Hud, Range and Refrigerator categories will

**DCA COMMENTS**





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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	36	44	10	0	0	90
0	0	0	0	0	0	0
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	10,350	22,076	5,164	0	37,590
0	3,450	12,021	1,291	0	16,762
0	13,800	34,097	6,455	0	54,352
0	11,040	10,055	6,455	0	27,550
0	24,840	44,152	12,910	0	81,902
0	0	0	0	0	0
0	24,840	44,152	12,910	0	81,902

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

**Ancillary Income**

5,000

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

0.70%

**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	95,000
Maintenance Salaries & Benefits	75,000
Support Services Salaries & Benefits	15,000
Other (describe here)	
<b>Subtotal</b>	<b>185,000</b>

**On-Site Office Costs**

Office Supplies & Postage	7,500
Telephone	7,500
Travel	5,000
Leased Furniture / Equipment	5,500
Activities Supplies / Overhead Cost	15,000
Other (describe here)	
<b>Subtotal</b>	<b>40,500</b>

**Maintenance Expenses**

Contracted Repairs	15,000
General Repairs	18,500
Grounds Maintenance	7,500
Extermination	6,750
Maintenance Supplies	15,000
Elevator Maintenance	
Redecorating	20,000
Other (describe here)	
<b>Subtotal</b>	<b>82,750</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	7,500
<b>Subtotal</b>	<b>7,500</b>

**Professional Services**

Legal	7,500
Accounting	12,500
Advertising	10,000
Other (describe here)	
<b>Subtotal</b>	<b>30,000</b>

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

Electricity	19	20,000
Natural Gas	0	
Water&Swr	9	10,000
Trash Collection		4,500
Other (describe here)		
<b>Subtotal</b>		<b>34,500</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	35,000
Insurance**	29,815
Other (describe here)	
<b>Subtotal</b>	<b>64,815</b>

**Management Fee:**

	<b>39,250</b>
468.94	Average per unit per year
39.08	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **484,315**

Average per unit 5,381.28  
*Total OE Required 360,000*

**Replacement Reserve (RR)** **31,500**

Proposed average RR/unit amount:	<b>350</b>
----------------------------------	------------

*Minimum Replacement Reserve Calculation*

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	90 units x \$250 =	22,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>90</b>	<b>22,500</b>

**TOTAL ANNUAL EXPENSES** **515,815**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Real Estate Tax assumptions are based on an 8% capitalization rate on year one NOI to estimate the fair market value upon completion. Assessed value is 40% of FMV. The millage rate of \$33.28 is based on the millage rate for the City of Warner Robins, see Tab 1.

Insurance expense is based on an estimate from an insurance broker included in Tab 1.

Replacement Reserve is \$350/PUPA per FHA Lender, see Tab 1.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.13%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.90%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	39,250
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	710,148	724,351	738,838	753,615	768,687	784,061	799,742	815,737	832,052	848,693
Ancillary Income	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Vacancy	(50,060)	(51,062)	(52,083)	(53,124)	(54,187)	(55,271)	(56,376)	(57,504)	(58,654)	(59,827)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(445,065)	(458,417)	(472,169)	(486,335)	(500,925)	(515,952)	(531,431)	(547,374)	(563,795)	(580,709)
Property Mgmt	(39,250)	(40,428)	(41,640)	(42,890)	(44,176)	(45,502)	(46,867)	(48,273)	(49,721)	(51,212)
Reserves	(31,500)	(32,445)	(33,418)	(34,421)	(35,454)	(36,517)	(37,613)	(38,741)	(39,903)	(41,100)
NOI	149,273	147,099	144,729	142,151	139,358	136,339	133,086	129,589	125,837	121,820
Mortgage A	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)	(9,224)	(9,501)	(9,786)
Cash Flow	62,881	60,483	57,881	55,064	52,026	48,753	45,240	41,474	37,445	33,143
DCR Mortgage A	1.89	1.86	1.83	1.80	1.77	1.73	1.69	1.64	1.60	1.54
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.89	1.86	1.83	1.80	1.77	1.73	1.69	1.64	1.60	1.54
Oper Exp Coverage Ratio	1.29	1.28	1.26	1.25	1.24	1.23	1.22	1.20	1.19	1.18
Mortgage A Balance	1,352,430	1,340,898	1,328,776	1,316,035	1,302,641	1,288,562	1,273,763	1,258,206	1,241,854	1,224,665
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.13%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.90%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	39,250
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	865,666	882,980	900,639	918,652	937,025	955,766	974,881	994,379	1,014,266	1,034,552
Ancillary Income	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284
Vacancy	(61,023)	(62,244)	(63,489)	(64,758)	(66,054)	(67,375)	(68,722)	(70,097)	(71,499)	(72,928)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(598,130)	(616,074)	(634,556)	(653,593)	(673,201)	(693,397)	(714,199)	(735,625)	(757,693)	(780,424)
Property Mgmt	(52,749)	(54,331)	(55,961)	(57,640)	(59,369)	(61,150)	(62,985)	(64,874)	(66,820)	(68,825)
Reserves	(42,333)	(43,603)	(44,911)	(46,259)	(47,647)	(49,076)	(50,548)	(52,065)	(53,627)	(55,235)
NOI	117,526	112,944	108,063	102,870	97,353	91,498	85,291	78,720	71,769	64,422
Mortgage A	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(10,079)	(10,382)	(10,693)	(11,014)	(11,344)	-	-	-	-	-
Cash Flow	28,555	23,671	18,479	12,965	7,117	12,606	6,400	(171)	(7,122)	(14,469)
DCR Mortgage A	1.49	1.43	1.37	1.30	1.23	1.16	1.08	1.00	0.91	0.82
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.49	1.43	1.37	1.30	1.23	1.16	1.08	1.00	0.91	0.82
Oper Exp Coverage Ratio	1.17	1.16	1.15	1.14	1.12	1.11	1.10	1.09	1.08	1.07
Mortgage A Balance	1,206,597	1,187,604	1,167,640	1,146,654	1,124,595	1,101,407	1,077,032	1,051,411	1,024,478	996,168
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.13%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.90%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	39,250
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	1,055,243	1,076,347	1,097,874	1,119,832	1,142,228	1,165,073	1,188,375	1,212,142	1,236,385	1,261,113
Ancillary Income	7,430	7,578	7,730	7,884	8,042	8,203	8,367	8,534	8,705	8,879
Vacancy	(74,387)	(75,875)	(77,392)	(78,940)	(80,519)	(82,129)	(83,772)	(85,447)	(87,156)	(88,899)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(803,837)	(827,952)	(852,791)	(878,374)	(904,726)	(931,867)	(959,823)	(988,618)	(1,018,277)	(1,048,825)
Property Mgmt	(70,890)	(73,017)	(75,207)	(77,463)	(79,787)	(82,181)	(84,646)	(87,186)	(89,801)	(92,495)
Reserves	(56,893)	(58,599)	(60,357)	(62,168)	(64,033)	(65,954)	(67,933)	(69,971)	(72,070)	(74,232)
NOI	56,666	48,483	39,857	30,771	21,206	11,144	568	(10,545)	(22,214)	(34,459)
Mortgage A	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(22,225)	(30,409)	(39,034)	(48,120)	(57,685)	(67,747)	(78,323)	(89,437)	(101,105)	(113,351)
DCR Mortgage A	0.72	0.61	0.51	0.39	0.27	0.14	0.01	(0.13)	(0.28)	(0.44)
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.72	0.61	0.51	0.39	0.27	0.14	0.01	(0.13)	(0.28)	(0.44)
Oper Exp Coverage Ratio	1.06	1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97
Mortgage A Balance	966,409	935,128	902,247	867,683	831,351	793,160	753,015	710,816	666,458	619,831
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.13%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.90%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	39,250
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,286,335	1,312,062	1,338,303	1,365,069	1,392,370
Ancillary Income	9,057	9,238	9,423	9,611	9,803
Vacancy	(90,677)	(92,491)	(94,341)	(96,228)	(98,152)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,080,290)	(1,112,698)	(1,146,079)	(1,180,462)	(1,215,875)
Property Mgmt	(95,270)	(98,128)	(101,072)	(104,104)	(107,227)
Reserves	(76,459)	(78,753)	(81,115)	(83,549)	(86,055)
NOI	(47,304)	(60,770)	(74,882)	(89,662)	(105,136)
Mortgage A	(78,891)	(78,891)	(78,891)	(78,891)	(78,891)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	(126,195)	(139,662)	(153,773)	(168,553)	(184,027)
DCR Mortgage A	(0.60)	(0.77)	(0.95)	(1.14)	(1.33)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	(0.60)	(0.77)	(0.95)	(1.14)	(1.33)
Oper Exp Coverage Ratio	0.96	0.95	0.94	0.93	0.93
Mortgage A Balance	570,818	519,298	465,142	408,215	348,375
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.13%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.90%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	39,250
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

In order to maintain a Debt Service Coverage Ratio (DSCR) no less than 1.20 for the 15-year compliance period, the DSCR is required to be higher year 1 for sufficient coverage. We've reviewed this coverage with our lender and syndicator who believe that the coverage is adequate.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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 - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
<b>Detached/Semi-Detached</b>				
Efficiency	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0
1 BR	1	154,420 x 0 units = 0	0	169,862 x 0 units = 0
2 BR	2	187,511 x 0 units = 0	0	206,262 x 0 units = 0
3 BR	3	229,637 x 0 units = 0	0	252,600 x 0 units = 0
4 BR	4	270,341 x 0 units = 0	0	297,375 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>				
Efficiency	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0
1 BR	1	144,909 x 0 units = 0	0	159,399 x 0 units = 0
2 BR	2	176,506 x 0 units = 0	0	194,156 x 0 units = 0
3 BR	3	217,443 x 0 units = 0	0	239,187 x 0 units = 0
4 BR	4	258,414 x 0 units = 0	0	284,255 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>				
Efficiency	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0
1 BR	1	125,895 x 36 units = 4,532,220	0	138,484 x 0 units = 0
2 BR	2	159,553 x 44 units = 7,020,332	0	175,508 x 0 units = 0
3 BR	3	208,108 x 10 units = 2,081,080	0	228,918 x 0 units = 0
4 BR	4	259,274 x 0 units = 0	0	285,201 x 0 units = 0
<i>Subtotal</i>	<i>90</i>	<i>13,633,632</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>				
Efficiency	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0
1 BR	1	133,769 x 0 units = 0	0	147,145 x 0 units = 0
2 BR	2	171,988 x 0 units = 0	0	189,186 x 0 units = 0
3 BR	3	229,318 x 0 units = 0	0	252,249 x 0 units = 0
4 BR	4	286,647 x 0 units = 0	0	315,311 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>90</b>	<b>13,633,632</b>	<b>0</b>	<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**13,633,631**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**3**

**Project Cost Limit (PCL)**

**13,633,632**

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

DCA's Comments:

TDC is below Project Cost Limit.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

DCA's Comments:

Tenancy mix will be family.

**4 REQUIRED SERVICES**

Pass?

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

Does Applicant agree?

**Agree**

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

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

**Semi-monthly Recreational Activities eg. Potluck or Movie Nights**

**Enrichment Classes eg. arts and crafts, safety classes**

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

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

C.

*Threshold Justification per Applicant*

DCA's Comments:

Two services are required for the proposed 90 unit project.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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.	6 Months	
C.	94.50%	
D.	2.90%	

Pass? 

--

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. 

Yes
-----

*Threshold Justification per Applicant*

The Market Study confirms that there is a significant need for housing in this area. The unit mix and rent structure have been analyzed to ensure proper rent sizing for market rate and restricted units. Please Refer to Tab 05 for market study. No recently funded DCA tax credit projects exist with 1-mile of the proposed site. There were no tax credit properties built in close proximity funded since 2014.

*DCA's Comments:*

--

**6 APPRAISALS**

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

Appraiser's Name: 

--

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

*Threshold Justification per Applicant*

This project involves an option for ground lease for a nominal payment. There is not an identity of interest between the buyer and seller of the project, no appraisal is required to demonstrate fair market value.

*DCA's Comments:*

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **RMY Consulting**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Harry Walls Environmental Consulting**

2) **66.1**

**US 129, Norfolk Southern Railway, Middle Georgia Regional Airport and Robbins Air Force Base**

D. Is the subject property located in a:

D.

- 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?

1) **No**

2) **No**

a)

b)

c)

- 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?

3) **No**

a)

b)

c)

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

4) **No**

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

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

9) Mold? **No**

10) PCB's? **No**

11) Radon? **No**

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

**N/A**

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

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

1) **No**

2) **No**

3) **Yes**

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

G. **N/A**

**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. **Minority concentration** **<<Select>>**

I. List all contiguous Census Tracts: **204, 206, 208, 209, 211.05**

J. Is Contract Addendum included in Application?

J. **No**

**Threshold Justification per Applicant**

Subject property is current vacant land. No recognized environmental concerns were identified on the subject site or on adjacent property. A noise assessment was conducted on the site and a noise attenuation is included in Tab 7. Site is not on wetlands or floodplain. Since there are no existing structures, no radon testing was performed and the presence of mold, asbestos and lead-based paint are not applicable. See Tab 7.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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: 12/31/18
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?		
A.	Yes	
B.	Ground lease/Option	<<Select>>
C.	WR Wall Street LLC	
D.	No	

*Threshold Justification per Applicant*

Term of option for a ground lease is until 12 months after the date of the 2017 LIHTC award notifications; a copy of the executed option to ground lease is included in Tab 8.

*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*

Documentation that the site is legally accessible by paved vehicular roads and paved pedestrian walkways via S Armed Forces Blvd is included in Tab 9.

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

The proposed site plan conforms to the site zoning, all required zoning documents are enclosed in Tab 10.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

N/A

*Threshold Justification per Applicant*

2) Electric

Flint Enterprises

Pass?

1) No

2) Yes

Flint Enterprises has available capacity and will supply electric power to WR Redevelopment, see Tab 11.

*DCA's Comments:*

**12 PUBLIC WATER/SANITARY SEWER/STORM SEWER**

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

A1) No

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

2) Yes

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

1) Public water

City of Warner Robins

2) Public sewer

City of Warner Robins

B1) Yes

2) Yes

*Threshold Justification per Applicant*

The City of Warner Robins has available capacity and will supply water, sanitary sewer and storm sewer to WR Redevelopment, see Tab 12.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

Agree

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

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

A1) Room

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

A2) Gazebo

If "Other", explain here

3) On site laundry type:

A3) Washer and dryer in each unit

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

1) Equipped Computer Center

2) Wellness Center

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

3)

4)

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

1) HVAC systems

2) Energy Star refrigerators

3) Energy Star dishwashers (not required in senior USDA or HUD properties)

4) Stoves

5) Microwave ovens

6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR

b. Electronically controlled solid cover plates over stove top burners

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

1) Elevators are installed for access to all units above the ground floor.

2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors

3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988

b. If No, was a DCA Architectural Standards waiver granted?

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b) No

D. N/A

1)

2)

3a)

3b)

*Threshold Justification per Applicant*

Two Amenities are required for this proposed 90 units project.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston 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?**

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

*Threshold Justification per Applicant*

N/A New Construction.

*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	
	Yes	
B.	Yes	
C.	Yes	
	Yes	
D.	Yes	

*Threshold Justification per Applicant*

The Conceptual Site Development meets DCA requirements and all required documents are included in Tab 15.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

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

Pass?		
A.	Agree	
B.	Agree	

*Threshold Justification per Applicant*

Applicant agrees to meet all requirements in this section.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

**17 ACCESSIBILITY STANDARDS**

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

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

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

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

*Threshold Justification per Applicant*

All requirements will be met.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

1) Exterior Wall Finishes (select one)

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

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

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

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

1)   
 2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

*Threshold Justification per Applicant*

All requirements will be met.

*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.

No	
----	--

C.

No	
----	--

D.

No	
----	--

E.

--	--

F.

<< Select Designation >>	
--------------------------	--

We are seeking DCA determination of Qualified without Conditions. We have enclosed all other required documentation to DCA in Tab 19.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

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

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

*Threshold Justification per Applicant*

Pass?

A.

No	
----	--

B.

--	--

C.

Yes	
-----	--

There are no negative compliance issues with any team member. All of this documentation is included in Tab 20.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

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

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

Pass?


*Threshold Justification per Applicant*

Not applicable.

*DCA's Comments:*

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

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

Pass?


*Threshold Justification per Applicant*

Not Applicable

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

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

Pass?


*Threshold Justification per Applicant*

No legal opinions required.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

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




--	--

*Threshold Justification per Applicant*

Not Applicable. DCA Relocation Survey Form included in Tab 24.

*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*

Applicant agrees to prepare and submit an AFFH Marketing Plan if selected.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

The owners ensure the complete, effective, efficient, and lawful utilization of the low income housing credits if awarded by DCA.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>68</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
A.	<b>0</b>	<b>0</b>
B.	<b>0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

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

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

DCA's Comments:

Enter "1" for each item listed below.

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

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	68	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: **90**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
18	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.00%	0.00%

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

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

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

Nbr of PBRA Residential Units:

--	--

0.00%	0.00%
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)

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

Scoring Justification per Applicant

This site is conveniently located near many amenities, including grocery stores, parks, churches, community centers and education facilities within 2 miles. It is within a half mile along a paved pedestrian walkway of at least three neighborhood amenities. Additionally, WR Redevelopment Phase I is located near a transit stop so tenants can easily commute to many amenities via public transportation. Refer to Tab 26 for list of map and images of desirables.

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.

<b>3</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>68 20</b>

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

WR Redevelopment is conveniently located within 0.25 miles of public transportation options. There is a bus stop located within a short walking distance from the property entrance. Refer to Tab 27 for maps, schedules, images and public awareness information.

DCA's Comments:

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

Warner Robins Transit	(478) 954-2812
http://www.wrtransit.com/routes.php	
http://www.wrtransit.com/routes.php	

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

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

<b>2</b>	<b>0</b>	
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**A.** Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:

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

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

Yes/No	Yes/No
<b>N/a</b>	

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft Communities

**Flexible**

<b>3</b>	<b>3</b>	<b>0</b>
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**DCA's Green Building for Affordable Housing Training Course** - Participation Certificate obtained?

Date of Course	2/14/17	Dian Torres	Pennrose Properties
Date of Course			

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

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

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

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

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

<b>N/a</b>	
------------	--

**A. Sustainable Communities Certification**

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

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

**1. EarthCraft Communities**

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

4/28/17

**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 - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>68 20</b>

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

**Commitments for Building Certification:**

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

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

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

B.	N/a	
----	-----	--

**C. Exceptional Sustainable Building Certification**

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

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

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

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

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

*Scoring Justification per Applicant*

WR Redevelopment Phase I will meet Earth Craft Community standards. A member of the development entity participated in DCA's Green Building for Affordable Housing Training Course. Southface completed the Energy Model and HERS Index report on May 9, 2017. Refer to Tab 29 for draft scoring worksheet, certificates of participation, memorandum of understanding and additional required documents.

*DCA's Comments:*

*(Empty comment box)*

**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/):

	No	
--	----	--

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

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

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes").

	No	
--	----	--

**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

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

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

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

*DCA's Comments:*

*(Empty comment box)*

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>68</b>
	<b>10</b>	<b>20</b>
	<b>10</b>	<b>0</b>
	<b>No</b>	
	<b>N/a</b>	
	<b>Yes</b>	

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

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?			<b>Yes</b>	6,7,8
b) Includes public input and engagement <u>during the planning stages</u> ?			<b>Yes</b>	49 - 66
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?			<b>Yes</b>	45
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?			<b>Yes</b>	34 - 47
e) Discusses resources that will be utilized to implement the plan?			<b>Yes</b>	34 - 47
f) Is included <i>in full</i> in the appropriate tab of the application binder?			<b>Yes</b>	34 - 47

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

N/A

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

http://www.wrga.gov/

**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.)	
ii.)	

2 A. 

Yes/No	Yes/No

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)	
c)	

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: **207.00** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>TOTALS:</b>	<b>92</b>	<b>68</b>	<b>20</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

Entity Name	Pennrose Properties	Website	https://pennrose.com/	Yes/No	Yes/No
Contact Name	Amon Martin	Direct Line	(470) 585-2413		
		Email	amartin@pennrose.com		
a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes.				Yes	
CBO 1 Name	Spalding County Collaborative Authority for Families & Children Inc	Purpose:	Nonprofit Organization - Community Services Collaboration	Letter of Support included?	
Community/neighborhd where partnership occurred	Griffin, GA	Website	http://spalding.gafcp.org/		
Contact Name	Regina Abbott	Direct Line	(678) 632-8176	Yes	
		Email	Regina@spaldingcollaborative.com		
CBO 2 Name	The Salvation Army	Purpose:	Religious / Community Services Organization	Letter of Support included?	
Community/neighborhd where partnership occurred	Griffin, GA	Website	http://salvationarmygeorgia.org/griffin/		
Contact Name	Lietenant Tim Blevins	Direct Line	(770) 412-6561	Yes	
		Email	Tim.Blevins@uss.salvationarmy.org		
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.				No	
Not applicable.					
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.				Yes	
or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.				No	

**Community Quarterback (CQB)**

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, as delineated by the Community Transformation Plan, to increase residents' access to local resources such as employment, education, transportation, and health?	25-26	Yes	
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	Phoenix Center Behavioral Health / Houston Co Family Connection	Website	http://phoenixcenteradmin.wix.com
Contact Name	Deborah Kinlaw	Direct Line	8-988-1002 ext 1
		Email	deborahkinlaw@phoenixcenterbhs.com

**2. Quality Transformation Plan**

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

4

2.

a) <i>Public and Private Engagement</i>	Tenancy:	Family	Yes	
Family Applicants must engage at least <b>two</b> different Transformation Partner types, while Senior Applicants must engage at least <b>one</b> . <b>Applicant agrees?</b>			Yes	
i. Transformation Partner 1	Employment svcs provider	Date of Public Meeting 1 between Partners	4/13/17	
Org Name	GA VECTR Center	Date(s) of publication of meeting notice	3/29/2017	
Website	http://gavectr.org/	Publication(s)	Houston Home Journal	
Contact Name	Dr. Joseph C. Richardson	Social Media	Development Authority of Warner Robins Facebook Page	
	Direct Line	(478) 397-3491		
Email	joe.richardson@gavectr.edu	Mtg Locatn	Warner Robins City Hall	
Role	Transformation Partner	Which Partners were present at Public Mtg 1 between Partners?	1 and 2	

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>TOTALS:</b>	<b>92</b>	<b>68 20</b>

ii. Transformation Partner 2	Local health provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	5/4/17
Org Name	Houston County Health Department		Date(s) of publication of meeting notice	4/5/2017
Website	http://northcentralhealthdistrict.org/department/houston-county-health-depa		Publication(s)	Houston Home Journal
Contact Name	Chris Sikes	Direct Line (478) 218-0000	Social Media	Development Authority of Warner Robins Facebook Page
Email	Chris.Sikes@dph.ga.gov		Mtg Locatn	Warner Robins City Hall
Role	Transformation Partner		Which Partners were present at Public Mtg 2 between Partners?	1 and 2
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. No
or	Nbr of Respondents			
ii. Public Meetings				ii. Yes
Meeting 1 Date	4/13/17	Dates: Mtg 2	5/4/17	Mtg Notice Publication
Date(s) of publication of Meeting 1 notice	3/29/2017	Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?		Yes
Publication(s)	Houston Home Journal	Publication(s)	Houston Home Journal	
Social Media	N/A	Social Media	N/A	
Meeting Location	Warner Robins City Hall	Mtg Locatn	Warner Robins City Hall	
Copy(-ies) of published notices provided in application binder?	Yes	Copy(-ies) of published notices provided in application binder?	Yes	
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	Transportation to After-School Activities			
Goal for increasing residents' access	Public transportation options are expanded			
Solution and Who Implements	Warner Robins Community Development Department to add bus stop			
Goal for catalyzing neighborhood's access	Increase usage of existing after-school van transportation provided by First Baptist Church			
Solution and Who Implements	WR Redevelopment Phase I to financially support the costs of van operation related to the after-school tutoring and education programming at First Baptist Church of Garmon Street through the establishment of a Community Improvement Fund.			
ii. Local Population Challenge 2	Awareness of Available Health Services in the Neighborhood			
Goal for increasing residents' access	Increased numbers of residents use health services available in the neighborhood			
Solution and Who Implements	Family Connection, First Baptist, Houston Co Health Dept, Houston Healthcare, Phoenix Center to create marketing materials and flyers regarding health fairs and other health and wellness events and provide to WR Redevelopment property management staff for distribution to residents.			
Goal for catalyzing neighborhood's access	Increased numbers of residents use health services available in the neighborhood			
Solution and Who Implements	Family Connection and Phoenix Center to distribute Resource Guides with complete information about all available health and wellness services throughout the neighborhood.			
iii. Local Population Challenge 3	Availability of Health Services in the Neighborhood			
Goal for increasing residents' access	Establish a monthly health screening program			
Solution and Who Implements	Houston County Health Department and Houston Healthcare coordinate to provide a monthly health screening and wellness education program at the project site.			
Goal for catalyzing neighborhood's access	Establish a monthly health screening program			
Solution and Who Implements	Houston County Health Department and Houston Healthcare coordinate to provide a monthly health screening and wellness education program at the project site.			
iv. Local Population Challenge 4	Financial Feasibility and Awareness of After-School Activities in the Neighborhood			
Goal for increasing residents' access	Increased participation in after-school activities in the neighborhood			

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>TOTALS:</b>	<b>92</b>	<b>68 20</b>

Solution and Who Implements	Family Connection, First Baptist, Phoenix Center to create marketing material and flyers regarding after-school tutoring, enrichment, and other activities are provided to on-site property management staff for distribution to residents.
Goal for catalyzing neighborhood's access	Increased participation in after-school activities in the neighborhood
Solution and Who Implements	Increased financial support for after-school programs and supplies through the establishment of a \$50,000 Community Improvement Fund by Penrose Properties
v. Local Population Challenge 5	Lack of Affordable Housing
Goal for increasing residents' access	Develop new affordable multifamily rental housing
Solution and Who Implements	Penrose Properties will use Low Income Housing Tax Credits as a financing mechanism to develop new affordable multifamily rental housing.
Goal for catalyzing neighborhood's access	Rehabilitate existing affordable housing
Solution and Who Implements	Using CDBG funds, the City of Warner Robins Community Development Department will fund organizations to repair and rehabilitate homes for low- and moderate-income households.

**C. Community Investment**

<b>1. Community Improvement Fund</b>	Amount / Balance	50,000	4	4
Source	WR Wall Street LLC		1	1

Contact	Amon Martin	Direct Line	(470) 585-2413	Bank Name	Jersey Shore State Bank
Email	amartin@pennrose.com			Account Name	TBD
Bank Contact	Stephanie Burkman	Direct Line	(570) 322-1111	Bank Website	www.jssb.com
				Contact Email	Stephanie.Burkman@jssb.com

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

Description of Use of Funds: The uses of the funds will include updated computers and related equipment for the computer lab at First Baptist Church of Garmon Street, the cost of hiring teachers and staff for after-school tutoring programs, a van driver to meet transportation-related challenges to participation in after-school activities, and supplies for summer camps and back-to-school programs.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.  
 WR Redevelopment Phase I (Project) will bring important resources and capacity to the community through the direct contribution by Pennrose Properties, LLC (Pennrose) in a Community Improvement Fund. Pennrose is pursuing an allocation of Low Income Housing Tax Credits from the Georgia Department of Community Affairs that will be a key aspect of financing the development. If awarded the requested allocation of tax credits, Pennrose Properties, LLC is committed to making a direct contribution of \$50,000 to a Community Improvement Fund, whose purpose will be to provide financial resources over five years to help meet education-related needs of students who will reside at the project site and those in the neighborhood beyond. As described in our Community Transformation Plan (Plan), these resources will be used to expand educational of children age 18 and under living at the property, by assisting in expanding the existing services provided by our Transformation Partners. Please see attached pages (pages 15, 35-36 & 42) from the Plan describing these services and addressing the education access challenges in the defined neighborhood.  
 First Baptist Church (Transformation Partner) has been present in the neighborhood for decades and offers a wide variety of community-focused programming available to all neighborhood residents including afterschool tutoring and youth mentoring. The Community Improvement Fund will be used to update computers and related equipment for the computer lab at First Baptist Church (Transformation Partner) and at the Project, purchasing school and summer camp supplies, the cost of hiring teachers and other staff for after-school tutoring programs and assisting with covering transportation-related challenges for the Defined Neighborhood.  
 The Community Improvement Fund will support existing First Baptist Church of Garmon Street education programs that seek to increase educational achievement of children age 18 and under and assist in increasing access to these services and programs for WR Redevelopment residents and the neighborhood as a whole.

<b>2. Long-term Ground Lease</b>		1	2.	1
----------------------------------	--	---	----	---

- 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?

<b>3. Third-Party Capital Investment</b>	Competitive Pool chosen:	<b>Flexible</b>	2	3.	2
--	--------------------------	-----------------	---	----	---

Unrelated Third-Party Name	City of Warner Robins, GA	Improvement Completion Date	Completed by 03/19
Unrelated Third-Party Type	Government		
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	No		

**Additional documentation required - see QAP.**

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>TOTALS: 92</b>	<b>68</b>	<b>20</b>

Distance from proposed project site in miles, rounded up to the next tenth of a mile **0.5** miles

Description of Investment or Funding Mechanism  
2012 and 2018 Special Purpose Local Option Sales Tax (SPLOST)

Description of Investment's Furtherance of Plan  
The scope of work includes the construction of two new streets and utilities to support the master plan of the WR Redevelopment, as well as the newly renovated Memorial Park. The construction of the streets will also include new sidewalks, street lighting, utilities and signage, which will provide great connectivity to the surrounding neighborhood.

Description of how the investment will serve the tenant base for the proposed development  
These improvements are a critical part of this transformational project for the City of Warner Robins and are specifically referenced as being required in our Community Transformation Plan (Plan). These improvements will provide better access to the Development, both by vehicle and by foot, for the Development's residents and their visitors, while creating a new and exciting "curb appeal" of the new community. The off-site improvements will be an important component of this project by creating public spaces where people interact, which will help define this community's aesthetic quality, identity, economic activity, health, and social cohesion. These pedestrian-friendly street improvements will make the WR Redevelopment community a healthier, more vibrant, and more attractive place to call home. As part of our overall revitalization effort for this community, to support the VECTR Center, the City constructed the extension of S. Armed Forces Boulevard in 2015. We are currently moving forward with installing street lights along S. Armed Forces Boulevard. Installation of the street lights will begin this summer (2017).

Full Cost of Improvement	1,430,000		Total Development Costs (TDC):
as a Percent of TDC:	10.4888%	0.0000%	13,633,631

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>TOTALS:</b>	<b>68</b>	<b>20</b>
10	<b>0</b>	
D.	<b>No</b>	
1.	<b>No</b>	
2.	<b>No</b>	

**D. Community Designations**

*(Choose only one.)*

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

*Scoring Justification per Applicant*

This Community Transformation Plan describes a process by which neighborhood-level change can be initiated through the coordinated work of community partners to improve the availability of health, education, employment, and transportation services. The neighborhood covered by this plan consists of a portion of downtown Warner Robins in Houston County, Georgia. This defined neighborhood is comprised of Houston County census tracts 207, 208, and a portion of tract 204. Contained within the neighborhood is a tax allocation district generally along the Watson Boulevard corridor in the northern end of the neighborhood. This area reflects significant recent investment in such facilities as a newly renovated City Hall and public library as well as an expanded campus for Middle Georgia State University.

A Transformation Team, composed of a Community-Based Developer, Community Quarterback, and seven Transformation Partners has been assembled to lead, inform, and resource the local transformation effort. The Community-Based Developer brings to the Team past experience producing affordable multifamily housing through collaborative processes that have engaged community partners in holistic solutions for the neighborhoods surrounding its developments. The Community Quarterback is a strong and stable organization with an ability to convene diverse local entities, is rooted in the Defined Neighborhood, and drives the Community Transformation Plan. The Transformation Partners each represent one or more of the service areas coordinated under this plan: education, health, employment, and transportation. The role of the Transformation Partners is to bring to the table local knowledge and expertise as well as resources with which to implement the plan's transformation strategies.

For 45 years, Pennrose Properties, LLC has been working to improve the lives of working families by creating safe, secure housing communities where residents can build fulfilling lives as a Community-Based Developer in Griffin, GA. Within the last two years, Pennrose has successfully partnered with two established community organizations related to a comparable development project in Griffin, a small city in Spalding County, Georgia.

This Community Transformation Plan is driven by Houston County Family Connection and the Phoenix Center partnering together to jointly carry out the responsibilities of the Community Quarterback. Family Connection and the Phoenix Center have a strong history of working together, having co-sponsored community training programs and collaborated earlier this year on a "Teen Maze" project to instill youth with life decision-making skills. The two organizations are described in this section and the plan's Appendix contains letters from each of them, expressing their commitment to partner together in the Community Quarterback role and annually update and submit to DCA the Challenge Worksheet documenting the Transformation Partners' progress toward the goals laid out later in this plan.

In addition to the Community-Based Developer and the Community Quarterbacks, the Transformation Team is rounded out by a group of seven Transformation Partners. These partners are respected organizations and institutions within the community who serve residents of the Defined Neighborhood (although their respective service areas are sometimes much larger) and provide, support, or fund services in the areas of health, education, employment, and/or transportation.

The two public forums conducted in the development of this Community Transformation Plan followed a format designed to solicit input on residents' current levels of access to health, education, employment, and transportation services and their challenges in accessing those services. All Transformation Partners attended the public forums. Based on the input received, the challenges were prioritized by the project team in order to inform the access plan and Challenge Worksheet appearing in Tab 31.

After completing the compilation and analysis of input from the public forums, the planning team presented the data to the Transformation Team. The Transformation Partners were urged to consider actions that could be taken to overcome or reduce the five most significant barriers to accessing services. Input from the Transformation Partners was then received by the planning team and, through a collaborative process, the goals and strategies, metrics and milestones were determined and are enclosed in Tab 31.

The Applicant has committed \$50,000 to a Community Improvement Fund to support the goal of increasing educational achievement of children age 18 and under living on the property, see Tab 31.

WR Redevelopment has a long-term ground lease for nominal consideration, see Tab 31.

The City of Warner Robins has committed \$1,430,000 for off-site improvements to support the goals of the Transformation Plan, see Tab 31.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

**Competitive Pool chosen:**

**Flexible**

**4**

<b>3</b>	<b>0</b>
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**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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		Score Value	Self Score	DCA Score
<b>TOTALS:</b>		<b>92</b>	<b>68</b>	<b>20</b>
<b>A. Phased Developments</b>	<b>Phased Development? Yes- w/Master Plan 0</b>	<b>3</b>		
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: <input type="text"/> Name: <input type="text"/>				
If current application is for third phase, indicate for second phase: Number: <input type="text"/> Name: <input type="text"/>				
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?				
<b>B. Previous Projects (Flexible Pool)</b>	<b>(choose 1 or 2)</b>	<b>3</b>	<b>3</b>	<b>0</b>
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. <b>Five (5)</b> DCA funding cycles				
<b>OR</b>	2. <b>Four (4)</b> DCA funding cycles			
<b>C. Previous Projects (Rural Pool)</b>	<b>(choose 1 or 3)</b>	<b>4</b>	<b>0</b>	<b>0</b>
The proposed development site is within a Local Government boundary which has not received an award of 9% Credits:				
1. Within the last <b>Five (5)</b> DCA funding cycles				
2. Since the 2000 DCA Housing Credit Competitive Round <i>(additional point)</i>				
<b>OR</b>	3. Within the last <b>Four (4)</b> DCA funding cycles			

*Scoring Justification per Applicant*

Pennrose was selected by the City of Warner Robins, GA to develop quality mixed-income housing in an area in the City that has demand for new housing. Pennrose is leading a master planning process, that includes representatives from the City, Development Authority, community residents and stakeholders, such as our Transformation Partner First Baptist Church (Collaborative Team). The Collaborative Team is working to identify potential sites that could support new housing development that are within the boundaries of the Community Transformation Plan. WR Redevelopment Phase I will be the first phase of housing that will address one of the challenges identified in the Community Transformation Plan. The Collaborative Team will continue to refine the master plan which will be a mixed-income/mixed-use plan to address the needs of the neighborhood/community. See Tab 32 for master plan. No Georgia Housing Credit development is located within a 1-mile radius of the proposed site. The closest Georgia Housing Credit development to the proposed site was funded in 1999. See Tab 45.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>68</b>
	<b>2</b>	<b>0</b>
	Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

Scoring Justification per Applicant

The Market Study confirms that there is a significant need for housing in this area. Please Refer to Tab 05 for market study.

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

DCA's Comments:

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

**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:

	No	
	N/a	
	N/a	

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2

0

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

90

MGP	Pennrose GP, LLC	0.0100%	Richard A. Gower	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Pennrose Properties, LLC	0.0000%	Mark H. Dambly
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	RBC Capital Markets	99.9800%	Chris Tully	Developmt Consult	Collaborative Housing Solutions, Inc.	0.0000%	Jon Toppen
State LP	RBC Capital Markets	0.0100%	Chris Tully				

Scoring Justification per Applicant

DCA's Comments:

Not Applicable

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>68 20</b>

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

**B. Designated Military Zones**

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

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

City: **Warner Robins** County: **Houston** QCT? **Yes** Census Tract #: **207.00**

Scoring Justification per Applicant

DCA's Comments:

WR Redevelopment Phase I is located within a GICH alumni community and aligns with the goals of the GICH plan. WR Redevelopment received letters of support from the GICH contact and City of Warner Robins Mayor. Warner Robins last received a tax credit award in 2014, DCA issued an administrative amendment to the QAP no longer limiting GICH communities to obtaining these points every three years. All required materials are included in Tab 35. WR Redevelopment Phase I is located within a Designated Military Zone, all required materials are included in Tab 35.

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

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Flexible**

<b>4</b>	<b>3</b>	<b>0</b>
	Yes/No	Yes/No

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,363,400
<b>Total Qualifying Sources (TQS):</b>	<b>1,363,400</b>

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

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	68	20

**2. Point Scale**

Scoring Justification per Applicant

Total Development Costs (TDC):

13,633,631

TQS as a Percent of TDC:

10.0003%

0.0000%

WR Redevelopment Phase I has received preliminary commitment for permanent financing through HUD Section 221(d)4 funding in the amount of \$1,363,400 or 10.0003% of Total Development Cost. Refer to Tab 36 for commitment letter for qualifying source. The stated interest rate of 5.00% (including Mortgage Insurance Premium, GNMA and Servicing Fees) is less than Federal Reserve H. 15 Report on April 20, 2017, plus 100 basis points, or 5.0%.

DCA's Comments:

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

3

No	
----	--

**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

0 - 10

0 - 10

0 - 5

0 - 5

0 - 5

0 - 5

0 - 40

Ranking Pts

1.

2.

3.

4.

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

9

59

6

20

3

2	0
2	0
Agree	

2.	Yes	
3.	Yes	
4.	Yes	

**B. Target Population Preference**

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

3

0	0

2.		
----	--	--

Scoring Justification per Applicant

The 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 opportunities to Persons w/Disabilities.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

Historic Credit Equity:

0

2

0	0
---	---

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>68</b>	<b>20</b>

**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:	<b>0</b>	2
Total Units	<b>90</b>	
% of Total	<b>0.00%</b>	

A. 

--	--

**B. Historic**

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

Nbr Historic units:	<b>0</b>	1
Total Units	<b>90</b>	
% of Total	<b>0.00%</b>	

B. 

--	--

DCA's Comments:

**19. HEALTHY HOUSING INITIATIVES**

(choose A or B or C)

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

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.

<b>Agree</b>	
<b>Yes</b>	
<b>Yes</b>	
<b>Agree</b>	

In 2013, the North Central Health District conducted a Community Health Assessment of Houston County, Georgia. In 2014, Houston Healthcare conducted a 2014 PRC Community Health Needs Assessment of Houston County, Georgia. These assessments collected and analyzed data to better educate and mobilize communities and assist in developing priorities, resources and action plans to improve the public's health. The reports acknowledges geographical disparities in regards to crime, access to healthcare and lack of transportation to utilize the services with the community. The enclosed health assessments provide an overview of the current health conditions of the County's residents and identifies the following leading causes of death and premature deaths: cardiovascular disease, cancer and respiratory diseases. The Houston County Health Rankings & Report and the Center for Disease Control and Prevention – Community Health Status Indicators both further support the need for increased health screening and wellness programs.

The Houston County Health Department and Houston Healthcare (Health Partners) participated in the Transformation Planning efforts in Spring 2017. Both Health Partners are currently engaged in providing health screening and health services to residents within the Defined Neighborhood of the Transformation Plan. Throughout the Transformation Plan process, the Health Partners engaged with the community to better understand the needs of the community and the current health limitations of low-income residents in the area. This public feedback and previous Community Health Needs Assessment finding resulted in the development of the WR Redevelopment Healthy Housing Initiative.

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

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

- 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)	<b>Agree</b>	
b)	<b>Yes</b>	
c)	<b>Yes</b>	

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Blood Pressure Checks	Monthly	0
b) Biometric Measurements	Monthly	0
c) Hypertension Monitoring	Monthly	0
d) Diabetes Monitoring	Monthly	0

**B. Healthy Eating Initiative**

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

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

--	--

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>68</b>	<b>20</b>

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

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
---	---

- The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:
  - Be well illuminated?
  - Contain an asphalt or concrete surface?
  - Include benches or sitting areas throughout course of trail?
  - Provide distance signage?
  - Provide 1 piece of fitness equipment per every 1/8 mile of trail?
- The monthly educational information will be provided free of charge to the residents on related events?  **2**

--	--

f) Provide trash receptacles?	<input type="checkbox"/>	
g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?	<input type="checkbox"/>	
Length of Trail	<input type="text"/>	miles

*Scoring Justification per Applicant*

The Houston County Health Department and Houston Healthcare (Health Partners) participated in the Transformation Planning efforts in Spring 2017. Both Health Partners are currently engaged in providing health screening and health services to residents within the Defined Neighborhood of the Transformation Plan. This public feedback and previous Community Health Needs Assessment finding resulted in the development of the WR Redevelopment Phase I Healthy Housing Initiative. The Health Partners will provide monthly on-site screenings and preventative healthcare services, see enclosed letters of intent in Tab 40. The Health Providers will work together to provide the monthly screening services that directly address the leading causes of death and premature death in Houston County. The services will be conducted in an on-site Wellness Center located near the WR Redevelopment Phase I indoor amenities including the Community Room and Fitness Center. The Wellness Center will be a furnished and private room for private screenings and consultation. The Wellness Center will meet DCA's requirements per the Architectural Amenities Guide.

*DCA's Comments:*

**20. QUALITY EDUCATION AREAS**

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

1	0
---	---

NOTE: 2013-2016 CCRPI Data Must Be Used  
 District / School System - from state CCRPI website:   
 Tenancy: Family  
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

<b>No</b>	
-----------	--

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

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>68</b>
		<b>20</b>

b) Middle/Junior High	Huntington Middle School	6-8	No	80.70	72.40	70.60		74.57	Yes
c) High									
d) Primary/Elementary									
e) Middle/Junior High	Huntington Middle School	6-8	No						
f) High									

*Scoring Justification per Applicant*

WR Redevelopment Phase I is located within the Huntington Middle School attendance zone serving grades 6-8. Huntington Middle School has a 3-year CCRPI average of 74.57, exceeding the minimum 73.2 required. All required documents are included in Tab 41.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

**OR B.** Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>68</b>   <b>20</b>
	<b>2</b>	<b>0</b>   <b>0</b>

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

Not Applicable.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

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

Base Score

Deductions

Additions

Scoring Justification per Applicant

Applicant believes it should receive the full 10 points in the Compliance/Performance Section A. The owner entities do not have any negative compliance issues that would deduct points in this section. Documentation from Syndicators that properties located outside of Georgia are in good standing are enclosed in Tab 43.

DCA's Comments:

<b>TOTAL POSSIBLE SCORE</b>	<b>92</b>	<b>68</b>	<b>20</b>
<b>EXCEPTIONAL NONPROFIT POINTS</b>			<b>0</b>
<b>INNOVATIVE PROJECT CONCEPT POINTS</b>			<b>0</b>

<b>NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS</b>	<b>20</b>
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**PART NINE - SCORING CRITERIA - 2017-0 WR Redevelopment Phase I, Warner Robins, Houston County**

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

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>68</b>	<b>20</b>

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

### WR Redevelopment Phase I Warner Robins, Houston County

WR Redevelopment Phase I (Project) will bring important resources and capacity to the community through the direct contribution by Pennrose Properties, LLC (Pennrose) in a Community Improvement Fund. Pennrose is pursuing an allocation of Low Income Housing Tax Credits from the Georgia Department of Community Affairs that will be a key aspect of financing the development. If awarded the requested allocation of tax credits, the Pennrose Properties, LLC is committed to making a direct contribution of \$50,000 to a Community Improvement Fund, whose purpose will be to provide financial resources over five years to help meet education-related needs of students who will reside at the project site and those in the neighborhood beyond. As described in our Community Transformation Plan (Plan), these resources will be used to expand educational of children age 18 and under living at the property, by assisting in expanding the existing services provided by our Transformation Partners. Please see attached pages (pages 15, 35-36 & 42) from the Plan describing these services and addressing the education access challenges in the defined neighborhood.

First Baptist Church (Transformation Partner) has been present in the neighborhood for decades and offers a wide variety of community-focused programming available to all neighborhood residents including afterschool tutoring and youth mentoring. The Community Improvement Fund will be used to update computers and related equipment for the computer lab at First Baptist Church (Transformation Partner) and at the Project, purchasing school and summer camp supplies, the cost of hiring teachers and other staff for after-school tutoring programs and assisting with covering transportation-related challenges for the Defined Neighborhood. The Community Improvement Fund will support existing First Baptist Church of Garmon Street education programs that seek to increase educational achievement of children age 18 and under and assist in increasing access to these services and programs for WR Redevelopment residents and the neighborhood as a whole.

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**  
WR Redevelopment Phase I  
Warner Robins, Houston County

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

### WR Redevelopment Phase I Warner Robins, Houston County

The City of Warner Robins is an alumnus of the GICH program. The City's objective of the GICH Plan is to focus on providing quality affordable housing for all. During its GICH participation over the course of three years, from 2012 - 2014, the Warner Robins GICH team worked to formulate a plan and set goals to set the course for the City's future redevelopment. The recommendations of the GICH process include the expansion of quality affordable housing supply and civic investments to improve transportation options, the enhancement and preservation of open space and strengthened communities. Community stakeholders are actively engaged in the neighborhood transformation planning process as result of the WR Redevelopment Phase I project.

WR Redevelopment Phase I helps the City of Warner Robins meet its housing goals as defined in its 2014 Affordable Quality Housing is For Everyone Plan. These goals include the expansion of the quality affordable housing supply in Warner Robins and the encouragement of community stakeholder's involvement in neighborhoods.



**Scoring Section 16 - Innovative Project Concept Narrative**  
WR Redevelopment Phase I  
Warner Robins, Houston County



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]