

Project Narrative
Towne Park Commons
Rincon, Effingham County

Towne Park Commons is a proposed all new construction Family community located on 9.67 acres at Town Park West Drive in Rincon, Effingham County. The development will have one-bed/one-bath, two-bed/two-bath, and three-bed/two-bath units all reserved for families at 50% and 60% of the AMI. Five percent (5%) of the units will be equipped for the mobility disabled and 2% will be equipped for the hearing and sight impaired.

The development will increase access to affordable housing for families in Rincon, will achieve a number of valuable goals and benefits for the surrounding community, and will help achieve one of the Rincon GICH Team's objectives in regards to housing.

Towne Park Commons is immediately surrounded by a residential community, a commercial development, and undeveloped lands. Within two miles of the proposed property there are a number of positive, desirable activities and sites including the medical offices, pharmacies, churches, post office, restaurants, retail stores, and food stores.

Main Street Homes is the 100% owner of Rincon Developer, LLC. With more than 25 years of experience, Main Street Homes is an industry leader in the development and rehabilitation of multi-family properties, with a primary focus on the development of affordable housing. To-date, 22 properties have been developed throughout the southeast through the affordable housing tax credit program.

PART ONE - PROJECT INFORMATION - 2017-044 Towne Park Commons, Rincon, Effingham 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:

2017-044

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 850,000	DCA HOME (from Consent Form) \$ 2,000,000
II. TYPE OF APPLICATION	Competitive Round ----->	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?
		2017PA-041 No

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

Project Name previously used: Towne Park Commons DCA Project Nbr previously assigned: 2016-047

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	C. Jeffrey Rice		Title	
Address	2600 East South Blvd, Suite 225		Direct Line	(334) 281-6820
City	Montgomery		Fax	
State	AL	Zip+4	36116-2532	
Office Phone	(334) 281-6820	Ext.	222	E-mail
				JRice@guilfordcompanies.com

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

IV. PROJECT LOCATION

Project Name	Towne Park Commons		Phased Project?	No
Site Street Address (if known)	Towne Park Dr W		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	603 Towne Park Dr W		Scattered Site?	<input checked="" type="checkbox"/> No Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 32.266828	Longitude: -81.228242	Acreage	9.6700
City	Rincon	9-digit Zip**	31326-9059	
Site is predominantly located:	Within City Limits <input checked="" type="checkbox"/>	County	Effingham	
In USDA Rural Area?	<input checked="" type="checkbox"/> Yes	In DCA Rural County?	<input checked="" type="checkbox"/> Yes	Overall: Rural

* If street number unknown

Legislative Districts **	Congressional 1	State Senate 4	State House 161
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If on boundary, other district:

Political Jurisdiction	The City of Rincon		Website	cityofrincon.com
Name of Chief Elected Official	Ken Lee	Title	Mayor	
Address	302 S. Columbia Avenue		City	Rincon
Zip+4	31326-0000	Phone	(912) 826-5745	
			Email	klee@cityofrincon.com

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	60	Adaptive Reuse:	0
Substantial Rehabilitation	0	Historic Rehab	0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:	

PART ONE - PROJECT INFORMATION - 2017-044 Towne Park Commons, Rincon, Effingham County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	60	0
Number of 50% Units	18	0
Number of 60% Units	42	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	60	
Common Space Units	0	
Total Units	60	

E. Buildings

Number of Residential Buildings	10
Number of Non-Residential Buildings	1
Total Number of Buildings	11

F. Total Residential Parking Spaces

120

D. Unit Area

Total Low Income Residential Unit Square Footage	61,600
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	61,600
Total Common Space Unit Square Footage	0
Total Square Footage from Units	61,600

Total Common Area Square Footage from Nonresidential areas	1,800
Total Square Footage	63,400

(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	5.0%	Required:	5%	
% of Units for the Mobility-Impaired	66.7%	Required:	40%	
% of Total Units	3.3%	Required:	2%	

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Nbr of Units Equipped:	3
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 Yes

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-044 Towne Park Commons, Rincon, Effingham 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
C. Jeffrey Rice	Towne Park Commons	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 - 2017-044 Towne Park Commons, Rincon, Effingham County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

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

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

No

D. Is the Project Currently Occupied?

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

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

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	June 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-044 Towne Park Commons, Rincon, Effingham 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)

Towne Park Commons, LP				Name of Principal		C. Jeffrey Rice	
2600 East South Blvd., Suite 225				Title of Principal			
Montgomery		Fed Tax ID:		Direct line		(334) 281-6820	
AL	Zip+4	36116-2532	Org Type:	For Profit	Cellular		
(334) 281-6820		E-mail		Jrice@guilfordcompanies.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.

Rincon GP, LLC				Name of Principal		C. Jeffrey Rice	
2600 East South Blvd., Suite 225				Title of Principal			
Montgomery		Website		Direct line		(334) 281-6820	
AL	Zip+4	36116-2532	Cellular				
(334) 281-6820		222	E-mail		Jrice@guilfordcompanies.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.

Affordable Equity Partners, Inc.				Name of Principal		Brian Kimes	
206 Peach Way				Title of Principal		Vice President	
Columbia		Website		Direct line		(573) 443-2021	
MO	Zip+4	65203-0000	Cellular		(573) 424-8811		
(573) 443-2021		E-mail		bkimes@aepartners.com			

b. State Limited Partner

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

Affordable Equity Partners, Inc.				Name of Principal		Brian Kimes	
206 Peach Way				Title of Principal		Vice President	
Columbia		Website		Direct line		(573) 443-2021	
MO	Zip+4	65203-0000	Cellular		(573) 424-8811		
(573) 443-2021		E-mail		bkimes@aepartners.com			

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-044 Towne Park Commons, Rincon, Effingham County

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II. DEVELOPER(S)

A. DEVELOPER

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

Rincon Developer, LLC			Name of Principal	C. Jeffrey Rice
2600 East South Blvd., Suite 225			Title of Principal	
Montgomery	Website		Direct line	(334) 281-6820
AL	Zip+4	36116-2532	Cellular	
(334) 281-6820	E-mail	Jrice@guilfordcompanies.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

Fairway Construction Co., Inc.			Name of Principal	Steven Hickey
206 Peach Way			Title of Principal	Director of Operations
Columbia	Website	www.fairwayconstruction.net	Direct line	
MO	Zip+4	65203-0000	Cellular	
(573) 443-2021	E-mail	shickey@fairwayconstruction.net		

C. MANAGEMENT COMPANY

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-044 Towne Park Commons, Rincon, Effingham County

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D. ATTORNEY	Coleman Talley			Name of Principal	Tom Kurrie
Office Street Address	910 North Patterson Street			Title of Principal	Partner
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 242-7562
State	GA	Zip+4	31601-5431	Cellular	(229) 300-1404
10-Digit Office Phone / Ext.	(229) 671-8216	E-mail	tom.kurrie@colemantalley.com		

E. ACCOUNTANT	Cohn Reznick			Name of Principal	Dan Worrall
Office Street Address	3560 Lenox Road NE, Suite 2800			Title of Principal	Partner
City	Atlanta	Website	www.cohnreznick.com	Direct line	(404) 847-9447
State	GA	Zip+4	30326-4276	Cellular	
10-Digit Office Phone / Ext.	(404) 847-9447	E-mail	dan.worrall@cohnreznick.com		

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

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

A. LAND SELLER (If applicable)	Kieffer Construction Co., Inc.	Principal	Scott Kieffer	10-Digit Phone / Ext.	
Office Street Address	P.O. Box 120			City	Springfield
State	GA	Zip+4	31329-0000	E-mail	skieffer@windstream.net

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?	Yes	There is an Identity of Interest between the General Contractor and Federal and State Limited Partners
7. Developer and Consultant?	No	
8. Other	Yes	There is an Identity of Interest between the Federal and State Limited Partners and the Management Company.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-044 Towne Park Commons, Rincon, Effingham County

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

C. ADDITIONAL INFORMATION

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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PART THREE - SOURCES OF FUNDS - 2017-044 Towne Park Commons, Rincon, Effingham County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	Yes	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
Yes	DCA HOME * -- Amt \$	2,000,000	No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	
	Other HOME - Source	Specify Other HOME Source here				Specify <i>Administrator</i> of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Sterling Bank	4,493,713	5.500%	18
Mortgage B	DCA HOME Loan	2,000,000	0.000%	24
Mortgage C	DCA TCAP Funds	2,000,000	0.000%	24
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners, Inc.	1,346,128		
State Housing Credit Equity	Affordable Equity Partners, Inc.	608,600		
Other Type (specify)	GP & LP Equity	110		
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		10,448,551		
Total Construction Period Costs from Development Budget:		10,448,551		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-044 Towne Park Commons, Rincon, Effingham 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)	DCA HOME Loan	2,000,000	1.000%	25	25	90,449	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	3.14% Rincon Developer, LLC	45,606	0.000%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 421,181
 DDF Percent of Cash Flow (Yrs 1-15) **10.828%** 10.828%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners, Inc.	6,730,640					
State Housing Credit Equity	Affordable Equity Partners, Inc.	3,043,000					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: GP & LP Equity		110					
Other:							
Other:							
Total Permanent Financing:		11,819,356					
Total Development Costs from Development Budget:		11,819,356					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
6,800,000	-69,360.00	57%
2,975,000	68,000.00	26%
		<u>83%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

Please see Tab 37 of the Application for the HOME Consent letter, notifying the project has been selected to receive a 2016 Consent to apply for DCA HOME funding at the amount of \$2,000,000.

DCA has allocated TCAP funds to match the award of HOME funds in the 2017 funding cycle. Since DCA TCAP will be awarded as a matching, no-interest construction loan to recipients of DCA HOME funds, TCAP funds used in the 2017 funding cycle will follow the same rules, policies and regulations as a DCA HOME construction loan. However, no TCAP funds in the 2017 funding cycle will be used for permanent loans.

PART FOUR - USES OF FUNDS - 2017-044 Towne Park Commons, Rincon, Effingham County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				2,500	2,500				
Market Study				8,000	8,000				
Environmental Report(s)				4,750	4,750				
Soil Borings				7,250	7,250				
Boundary and Topographical Survey				15,000	15,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	37,500	-	-	-	
ACQUISITION					ACQUISITION				
Land				700,000				700,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	700,000	-	-	700,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	153,775		1,487,000	1,412,650			74,350	
Site Construction (Off-site)									
				Subtotal	1,487,000	-	-	74,350	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				5,133,018	5,133,018				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				160,882	160,882				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	5,293,900	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		406,854	406,854				
Builder Overhead	6.000%	406,854	6.000%	135,618	135,618				
General Requirements*	2.000%	135,618	2.000%	406,854	406,854				
	6.000%	406,854	6.000%						
*See QAP: General Requirements policy	14.000%	949,326		Subtotal	949,326	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs		Average TCHC:		128,837.10 per Res'l unit	128,837.10 per unit	121.93 per total sq ft			
7,730,226.00				125.49 per Res'l unit SF	125.49 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency		5.00%		386,511	386,511				

PART FOUR - USES OF FUNDS - 2017-044 Towne Park Commons, Rincon, Effingham County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	44,938	44,938			
Construction Loan Interest	214,909	214,909			
Construction Legal Fees	10,000	10,000			
Construction Period Inspection Fees					
Construction Period Real Estate Tax	2,500	2,500			
Construction Insurance	10,000	10,000			
Title and Recording Fees	25,000	25,000			
Payment and Performance bonds	77,303	77,303			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	384,650	384,650	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	120,000	120,000			
Architectural Fee - Supervision	36,000	36,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	10,000	10,000			
Accessibility Inspections and Plan Review	25,000	25,000			
Construction Materials Testing	25,000	25,000			
Engineering	70,000	70,000			
Real Estate Attorney	40,000	20,000			20,000
Accounting	15,000	15,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	371,000	351,000	-	-	20,000
LOCAL GOVERNMENT FEES Avg per unit: 5,799					
Building Permits	78,933	78,933			
Impact Fees	47,861	47,861			
Water Tap Fees waived? <input type="text" value="No"/>	55,042	55,042			
Sewer Tap Fees waived? <input type="text" value="No"/>	166,108	166,108			
Subtotal	347,944	347,944	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	-	-	-	-	-

PART FOUR - USES OF FUNDS - 2017-044 Towne Park Commons, Rincon, Effingham County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	68,000	68,000				68,000
LIHTC Compliance Monitoring Fee	48,000	48,000				48,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		3,000				3,000
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	127,500				127,500
		EQUITY COSTS				
Partnership Organization Fees		2,500				2,500
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	2,500				2,500
		DEVELOPER'S FEE				
Developer's Overhead	53.279%	772,731	772,731			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	46.721%	677,619	677,619			
	Subtotal	1,450,350	1,450,350	-	-	-
		START-UP AND RESERVES				
Marketing		25,000				25,000
Rent-Up Reserves	58,650	58,650				58,650
Operating Deficit Reserve:	162,525	162,525				162,525
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 583	35,000	35,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	281,175	35,000	-	-	246,175
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		11,819,356	10,648,831	-	-	1,170,525
Average TDC Per:	Unit:	196,989.27	Square Foot:	186.43		

PART FOUR - USES OF FUNDS - 2017-044 Towne Park Commons, Rincon, Effingham County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Eligible Basis Calculation

Total Basis	10,648,831	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	10,648,831	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>	100.00%		
Adjusted Eligible Basis	10,648,831	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	10,648,831	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	958,395	0	0
Total Basis Method Tax Credit Calculation	958,395		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

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

11,832,556	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):	
11,819,356			
2,000,110			
9,819,246	Funding Amount	0	Hist Desig
/ 10			
981,925	Federal	0.8000	State
1.1500	=	0.8000	+ 0.3500
853,847			
850,000			
850,000			
850,000			

PART FOUR - USES OF FUNDS - 2017-044 Towne Park Commons, Rincon, Effingham County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard cost estimates provided by FWC. See Tab 1 in this application for a SOV. A breakout of the Local Government Fees can also be found in Tab 1 of this application. Site work estimates were provided by an engineer through an Opinion of Probable Cost, which is also included in Tab 1 in this application.

The QAP states that a third party front-end analysis of the construction costs is required based on the IOI between the Federal and State Limited Partners and General Contractor. This is accounted for in the Accessibility Inspections and Plan Review line item.

Empty yellow box for DCA comments.

PART FOUR (b) - OTHER COSTS - 2017-044 - Towne Park Commons - Rincon - Effingham, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-044 Towne Park Commons, Rincon, Effingham County

DCA Utility Region for project: South

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

HUD Utility Schedule Model - UA Pro		
January 1, 2017	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			7	8	9		
Cooking	Electric	X			4	6	8		
Hot Water	Electric	X			9	12	15		
Air Conditioning	Electric	X			10	15	21		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			28	34	40		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			35	51	76		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	93	126	169	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

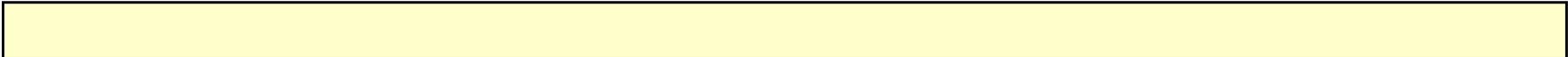
Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	<<Select Fuel >>								
Cooking	<<Select Fuel >>								
Hot Water	<<Select Fuel >>								
Air Conditioning	Electric								
Range/Microwave	Electric								
Refrigerator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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

UA Pro references the same consumption database and accounts for the same variables as the HUD Utility Schedule Model. Given the same utility rate schedules, the allowances generated by UA Pro replicate those generated with the HUD Utility Schedule Model. UA Pro is also compliant with the HUD regulations for Section 8 Housing Choice Voucher and public housing utility allowances, as well as compliant with Federal Regulations governing the development and use of utility allowances for Low Income Housing Tax Credit units.

DCA COMMENTS



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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	18	22	20	0	0	60
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	9,750	15,750	17,500	0	43,000
0	3,750	7,350	7,500	0	18,600
0	13,500	23,100	25,000	0	61,600
0	0	0	0	0	0
0	13,500	23,100	25,000	0	61,600
0	0	0	0	0	0
0	13,500	23,100	25,000	0	61,600

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

7,919

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	45,580
Maintenance Salaries & Benefits	22,964
Support Services Salaries & Benefits	
Misc. Administrative Costs	5,000
Subtotal	73,544

On-Site Office Costs

Office Supplies & Postage	2,500
Telephone	8,000
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other (describe here)	
Subtotal	10,500

Maintenance Expenses

Contracted Repairs	
General Repairs	6,000
Grounds Maintenance	18,000
Extermination	6,500
Maintenance Supplies	2,000
Elevator Maintenance	
Redecorating	1,000
Other (describe here)	
Subtotal	33,500

On-Site Security

Contracted Guard	
Electronic Alarm System	600
Subtotal	600

Professional Services

Legal	1,500
Accounting	7,000
Advertising	1,000
Healthy Housing Service Provider	8,906
Subtotal	18,406

Utilities (Avg\$/mth/unit)

Electricity	10	7,200
Natural Gas	0	
Water&Swr	11	7,900
Trash Collection		3,900
Cable TV/Internet		1,200
Subtotal		20,200

Taxes and Insurance

Real Estate Taxes (Gross)*	30,000
Insurance**	17,550
Personal Property Tax	1,500
Subtotal	49,050

Management Fee:

	28,800
516.13	Average per unit per year
43.01	Average per unit per month

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

TOTAL OPERATING EXPENSES **234,600**

Average per unit	3,910.00
Total OE Required	210,000

Replacement Reserve (RR) **15,000**

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

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	60 units x \$250 =	15,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	60	15,000

TOTAL ANNUAL EXPENSES **249,600**

V. APPLICANT COMMENTS AND CLARIFICATIONS

Please see Tab 1, Item 6 in the application for documentation of the real estate taxes and insurance calculations.

St. Joseph's/Candler Health System, Inc. and Towne Park Commons, LP have partnered to provide Wellpath Disease Management Services to fulfill the Georgia Healthy Housing Initiative. Please see Tab 41 of the application for more information regarding the Preventive Health Screening/Wellness Program for residents at Towne Park Commons. The Healthy Housing Service Provider line item above represents the amount budgeted to cover all the costs of the services for the residents at the proposed development. This was estimated by multiplying the \$2.50/month/person membership fee and the \$43/testing annual fee by the total number of bedrooms in the development (122).

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-044 Towne Park Commons, Rincon, Effingham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.33%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.67%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
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	395,940	403,859	411,936	420,175	428,578	437,150	445,893	454,811	463,907	473,185
Ancillary Income	7,919	8,077	8,239	8,403	8,572	8,743	8,918	9,096	9,278	9,464
Vacancy	(28,270)	(28,836)	(29,412)	(30,000)	(30,600)	(31,212)	(31,837)	(32,473)	(33,123)	(33,785)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(205,800)	(211,974)	(218,333)	(224,883)	(231,630)	(238,579)	(245,736)	(253,108)	(260,701)	(268,522)
Property Mgmt	(28,800)	(29,664)	(30,554)	(31,471)	(32,415)	(33,387)	(34,389)	(35,420)	(36,483)	(37,577)
Reserves	(15,000)	(15,450)	(15,914)	(16,391)	(16,883)	(17,389)	(17,911)	(18,448)	(19,002)	(19,572)
NOI	125,989	126,012	125,962	125,833	125,622	125,326	124,938	124,457	123,876	123,192
Mortgage A	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	30,539	30,563	30,512	30,383	30,173	29,876	29,489	29,008	28,427	27,743
DCR Mortgage A	1.39	1.39	1.39	1.39	1.39	1.39	1.38	1.38	1.37	1.36
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.39	1.39	1.39	1.39	1.39	1.39	1.38	1.38	1.37	1.36
Oper Exp Coverage Ratio	1.50	1.49	1.48	1.46	1.45	1.43	1.42	1.41	1.39	1.38
Mortgage A Balance	1,929,227	1,857,743	1,785,540	1,712,613	1,638,952	1,564,552	1,489,405	1,413,502	1,336,837	1,259,402
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-044 Towne Park Commons, Rincon, Effingham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.33%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.67%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
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	482,649	492,302	502,148	512,191	522,434	532,883	543,541	554,412	565,500	576,810
Ancillary Income	9,653	9,846	10,043	10,244	10,449	10,658	10,871	11,088	11,310	11,536
Vacancy	(34,461)	(35,150)	(35,853)	(36,570)	(37,302)	(38,048)	(38,809)	(39,585)	(40,377)	(41,184)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(276,578)	(284,875)	(293,422)	(302,224)	(311,291)	(320,630)	(330,249)	(340,156)	(350,361)	(360,872)
Property Mgmt	(38,705)	(39,866)	(41,062)	(42,294)	(43,563)	(44,869)	(46,216)	(47,602)	(49,030)	(50,501)
Reserves	(20,159)	(20,764)	(21,386)	(22,028)	(22,689)	(23,370)	(24,071)	(24,793)	(25,536)	(26,303)
NOI	122,399	121,492	120,467	119,318	118,038	116,625	115,068	113,364	111,506	109,487
Mortgage A	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	26,949	26,043	25,018	23,868	22,589	21,175	19,618	17,915	16,057	14,037
DCR Mortgage A	1.35	1.34	1.33	1.32	1.31	1.29	1.27	1.25	1.23	1.21
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.35	1.34	1.33	1.32	1.31	1.29	1.27	1.25	1.23	1.21
Oper Exp Coverage Ratio	1.36	1.35	1.34	1.33	1.31	1.30	1.29	1.27	1.26	1.25
Mortgage A Balance	1,181,188	1,102,189	1,022,397	941,803	860,399	778,177	695,130	611,248	526,523	440,948
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-044 Towne Park Commons, Rincon, Effingham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.33%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.67%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
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	588,346	600,113	612,115	624,357	636,845	649,582	662,573	675,825	689,341	703,128
Ancillary Income	11,767	12,002	12,242	12,487	12,737	12,992	13,251	13,516	13,787	14,063
Vacancy	(42,008)	(42,848)	(43,705)	(44,579)	(45,471)	(46,380)	(47,308)	(48,254)	(49,219)	(50,203)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(371,698)	(382,849)	(394,334)	(406,164)	(418,349)	(430,899)	(443,826)	(457,141)	(470,856)	(484,981)
Property Mgmt	(52,016)	(53,576)	(55,184)	(56,839)	(58,544)	(60,301)	(62,110)	(63,973)	(65,892)	(67,869)
Reserves	(27,092)	(27,904)	(28,742)	(29,604)	(30,492)	(31,407)	(32,349)	(33,319)	(34,319)	(35,348)
NOI	107,300	104,938	102,393	99,659	96,726	93,586	90,232	86,654	82,843	78,789
Mortgage A	(90,449)	(90,449)	(90,449)	(90,449)	(90,449)					
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	11,850	9,489	6,943	4,209	1,277	88,586	85,232	81,654	77,843	73,789
DCR Mortgage A	1.19	1.16	1.13	1.10	1.07					
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.19	1.16	1.13	1.10	1.07					
Oper Exp Coverage Ratio	1.24	1.23	1.21	1.20	1.19	1.18	1.17	1.16	1.15	1.13
Mortgage A Balance	354,512	267,209	179,028	89,961	0	0	0	0	0	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-044 Towne Park Commons, Rincon, Effingham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.33%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.67%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	717,191	731,534	746,165	761,088	776,310
Ancillary Income	14,344	14,631	14,923	15,222	15,526
Vacancy	(51,207)	(52,232)	(53,276)	(54,342)	(55,429)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(499,531)	(514,517)	(529,952)	(545,851)	(562,226)
Property Mgmt	(69,905)	(72,002)	(74,162)	(76,387)	(78,679)
Reserves	(36,409)	(37,501)	(38,626)	(39,785)	(40,979)
NOI	74,482	69,914	65,072	59,946	54,524
Mortgage A					
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	69,482	64,914	60,072	54,946	49,524
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.12	1.11	1.10	1.09	1.08
Mortgage A Balance	0	0	0	0	0
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-044 Towne Park Commons, Rincon, Effingham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.33%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.67%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham 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 - 2017-044 Towne Park Commons, Rincon, Effingham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	128,669 x 0 units = 0	0	141,535 x 0 units = 0	0
1 BR	1	0	168,462 x 0 units = 0	0	185,308 x 0 units = 0	0
2 BR	2	0	204,394 x 0 units = 0	0	224,833 x 0 units = 0	0
3 BR	3	0	250,016 x 0 units = 0	0	275,017 x 0 units = 0	0
4 BR	4	0	294,230 x 0 units = 0	0	323,653 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Row House						
Efficiency	0	0	120,734 x 0 units = 0	0	132,807 x 0 units = 0	0
1 BR	1	18	158,379 x 18 units = 2,850,822	0	174,216 x 0 units = 0	0
2 BR	2	22	192,727 x 22 units = 4,239,994	0	211,999 x 0 units = 0	0
3 BR	3	20	237,087 x 20 units = 4,741,740	0	260,795 x 0 units = 0	0
4 BR	4	0	281,584 x 0 units = 0	0	309,742 x 0 units = 0	0
<i>Subtotal</i>	<i>60</i>		<i>11,832,556</i>	<i>0</i>		<i>0</i>
Walkup						
Efficiency	0	0	100,204 x 0 units = 0	0	110,224 x 0 units = 0	0
1 BR	1	0	138,379 x 0 units = 0	0	152,216 x 0 units = 0	0
2 BR	2	0	175,464 x 0 units = 0	0	193,010 x 0 units = 0	0
3 BR	3	0	229,044 x 0 units = 0	0	251,948 x 0 units = 0	0
4 BR	4	0	285,392 x 0 units = 0	0	313,931 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Elevator						
Efficiency	0	0	104,177 x 0 units = 0	0	114,594 x 0 units = 0	0
1 BR	1	0	145,848 x 0 units = 0	0	160,432 x 0 units = 0	0
2 BR	2	0	187,519 x 0 units = 0	0	206,270 x 0 units = 0	0
3 BR	3	0	250,025 x 0 units = 0	0	275,027 x 0 units = 0	0
4 BR	4	0	312,532 x 0 units = 0	0	343,785 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Total Per Construction Type	60		11,832,556	0		0

Threshold Justification per Applicant

DCA's Comments:

Applicant meets the cost limits.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

Applicant has selected "Family" designation.

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Holiday and semi-monthly birthday parties, pot luck dinners
Computer training, aerobics classes

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

The Applicant agrees to provide the services required for a family development

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham 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.	One to Two Months (30 units/month)	
C.	97.10%	
D.	7.40%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. Yes

Threshold Justification per Applicant

There have been no new LIHTC projects in the proposed development's PMA since 2014. It is worth noting that the last Family deal awarded in Rincon, GA was in 2003. Additionally, the market analyst anticipates that the proposed development will absorb 30 units per month, for an absorption period of one to two months to reach stabilized occupancy. Please see Tab 5 in this application for the Market Study. The capture rates for the proposed development are very low. All unit types and market segments have an estimated capture rate of below 10%.

DCA's Comments:

6 APPRAISALS

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

Pass?

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

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

Appraiser's Name:

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

Threshold Justification per Applicant

No appraisal was required for this application submission.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Roadway, Aircraft, Railway

D. Is the subject property located in a:

- 1) Brownfield?
- 2) 100 year flood plain / floodway?
If "Yes":
a) Percentage of site that is within a floodplain:
b) Will any development occur in the floodplain?
c) Is documentation provided as per Threshold criteria?
- 3) Wetlands?
If "Yes":
a) Enter the percentage of the site that is a wetlands:
b) Will any development occur in the wetlands?
c) Is documentation provided as per Threshold criteria?
- 4) State Waters/Streams/Buffers and Setbacks area?

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

- 1) Lead-based paint?

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

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

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

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

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

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

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

No	
----	--

- 9) Mold?

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

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

No	
----	--

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

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

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

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

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

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

I. List all contiguous Census Tracts: 303.03, 303.04, 107.00, 9501.00, 9503.00

J. Is Contract Addendum included in Application?

Threshold Justification per Applicant

Please see Tab 7 of the application for the environmental report. Army Corps of Engineers Nationwide permit for wetland crossing has been obtained and is included in the Phase I environmental report. 8 Step Process completion proof will be provided by deadline.

DCA's Comments:

A. Geotechnical and Environmental Consultants, Inc.	
B. No	
C. Yes	
1) Geotechnical and Environmental Consultants, Inc.	
2) <65	

D.	
1) No	
2) No	
a)	
b)	
c)	
3) Yes	
a) 10.200%	
b) Yes	
c) Yes	
4) No	

No	
No	
No	
No	

No	
No	
No	
No	

No	
No	
No	

1) Yes	
2) Yes	
3) Yes	
G. N/A	

H. Racially mixed	<<Select>>
--------------------------	-------------------------------

J. Yes	
---------------	--

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham 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: 12/31/17
- B. Form of site control: B. **Contract/Option**
- C. Name of Entity with site control: C. **Towne Park Commons, LP**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

Threshold Justification per Applicant

Please see Tab 8 of the application for site control documentation.

DCA's Comments:

9 SITE ACCESS

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

Pass?	
A. Yes	
B.	
C.	
D.	

Threshold Justification per Applicant

Applicant has access to the site via legally paved roads. Please see Tab 9 of the application for documentation of legally accessible paved roads.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

Please see Tab 10 of the application for the zoning letter from the City of Rincon.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

1) Gas

N/A

Pass?

Threshold Justification per Applicant

2) Electric

Georgia Power

1) No

2) Yes

Electrical utilities provided by Georgia Power. See Tab 11 of the application for support documentation.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?

A1) No

2) Yes

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

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

1) Public water

City of Rincon

B1) Yes

2) Public sewer

City of Rincon

2) Yes

Threshold Justification per Applicant

Please see Tab 12 of the application for the water/sewer letter from the City of Rincon.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

No

Agree

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

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

A1) Building

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

A2) Covered Porch

If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Equipped Computer Center

3)

2) Furnished Exercise/Fitness Facility

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

The proposed development will be a Family project.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

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

Threshold Justification per Applicant

Not applicable. Proposed development is 100% 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	
B.	Yes	
C.	Yes	
D.	Yes	

Threshold Justification per Applicant

Please see Tab 15 of the application for the Conceptual Site Development Plan. All site related amenities are on the Conceptual Site Development Plan.

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 with Sections A and B of the building sustainability threshold.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham 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	3	3	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team
 The DCA qualified consultant will perform the following:

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

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

Threshold Justification per Applicant

Applicant agrees with the above selections regarding the accessibility standards. Additionally, accessibility items are noted on the Conceptual Site Plain in Tab 15.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

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

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

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

1)
 2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

Threshold Justification per Applicant

Please see Tab 15 of the application for the Conceptual Site Plan confirming these selections.

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

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

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

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

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

F. DCA Final Determination

Threshold Justification per Applicant

Pass?

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

No	
----	--

E. Certifying GP/Developer

F. << Select Designation >>

At Pre-Application, DCA had deemed the Certifying Entities as Qualified to compete in the 2017 round conditional upon inclusion of the Letter from the relevant state housing finance agencies indicating good standing for all out of state developments in the Compliance History Summary. Please see Tab 19 of the application for the Qualification Determination letter and all the required Good Standing Letters from the relevant state housing finance agencies requested from the Qualification Determination letter.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

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

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

Threshold Justification per Applicant

Pass?

A.

Yes	
-----	--

B.

N/A	
-----	--

C.

Yes	
-----	--

Please see Tab 19 in this application for the Qualification Determination.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham 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. Applicant is a for-profit entity.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?		

Threshold Justification per Applicant

Not applicable. Applicant is not a CHDO.

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?		
	No	

Threshold Justification per Applicant

Not applicable. No legal opinions are required from the applicant.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

1) Number of Over Income Tenants			4) Number of Down units		
2) Number of Rent Burdened Tenants			5) Number of Displaced Tenants		
3) Number of Vacancies					
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

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

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

Threshold Justification per Applicant

Not applicable. No displacement or relocation of tenants will occur.

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

The applicant agrees to prepare and submit a AFFH Marketing plan that meets the above guidelines.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

The applicant believes that the unit sizes are comprised of reasonable square footages, which are comparable to other tax credit properties in the market area. All of the applicant's cost estimates are believed to be accurate and reasonable. Additionally, the Applicant is utilizing a fully amortizing HOME loan to become financially feasible. The market study indicated 100% occupancy at the LIHTC comparables and estimated very low capture rates for all unit types and market segments. Therefore, the applicant believes the subject development exemplifies an optimal utilization of resources.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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

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

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

Score Value	Self Score	DCA Score
92	63	20
10	10	10
	0	0
	0	0
	0	0

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

	A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	Nbr	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
1		0		0 n/a		0 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 - 2017-044 Towne Park Commons, Rincon, Effingham County

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TOTALS:	Score Value	Self Score	DCA Score
	92	63	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: **60**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
18	18
18	18

Actual Percent of Residential Units:

Per Applicant	Per DCA
30.00%	0.00%
30.00%	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%
3	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

Complete this section using results from completed current

B. Bonus Desirable

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

completed form in both Excel and signed PDF, where

Scoring Justification per Applicant

13	0
Yes	
12	
1	

The proposed development is within 2.0 mile distance from Walmart Supercenter (Big Box), Kroger Marketplace (Grocery), Jayce Park (Public Park), Rincon Library (Library), Kids First Pediatrics (Medical Care Provider), Teach, Love & Care Learning (Day Care), Rincon City PD (Police Station), Goodwill (Retail/Clothing/Department Store), DQ Grill & Chill (Restaurant), Queensborough Bank (Fed Ins. Banking Institution), Rincon First Christian Church (Church), U.S. Post Office (Post Office) and Walgreens (Pharmacy). The proposed development is in the Rural pool and is eligible for an additional Bonus Desirable point for being within 1.0 mile distance from the National Big Box General Merchandise Store, Grocery Store and the Medical Care Service Provider. There are no undesirables. Please see Tab 26 of the application for the DCA Desirable/Undesirable Certification form.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

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

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	63 20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

The proposed development is a Rural pool application. Coastal Regional Coaches is a part of the regional rural transit program that provides general public transit service in Effingham County (Rincon, GA). The service is available to anyone, for any purpose. This is an On-Call service with fares that are very affordable and operates five (5) days a week. Please see Tab 27 of the application for Rural transportation documentation.

DCA's Comments:

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

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

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

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

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

Yes/No	Yes/No

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily
Rural

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

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

Date of Course	3/3/17	Jeff Rice	Rincon Developer, LLC
Date of Course			

Yes	
-----	--

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

Yes	
-----	--

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

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

--	--

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No

1. EarthCraft Communities

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

[]

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

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

[]

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	63 20

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

Commitments for Building Certification:

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

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

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

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

C. Exceptional Sustainable Building Certification

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

C.	Yes/No	Yes/No
1.	N/a	

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

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

D.	1	0
1.	Yes	
2.		
3.		

Scoring Justification per Applicant

Please see Tab 29 of the application for the scoring sheet for Earth Craft House Multifamily and the Green Building for Affordable Housing Certificate. Additionally, the proposed development will be eligible for the additional High Performance Building design point. Please see Tab 29 for documentation for the ENERGY STAR report and the letter indicating that the proposed building design will achieve a worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index.

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

A Census Tract Demographics

3	2	
----------	----------	--

& Competitive Pool chosen: **Rural**

Yes/No Yes/No

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

Yes	
------------	--

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

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

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

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

C. Georgia Department of Public Health Stable Communities

Per Applicant	Per DCA
C2	<Select>

2	1	0
----------	----------	----------

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

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

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

DCA's Comments:

(Empty comment box)

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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Score Value	Self Score	DCA Score
TOTALS:	92	63
	10	20
	0	0

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

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

A. Community Revitalization

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

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

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

2 A.

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

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

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

a) <input type="text" value=""/>
b) <<Select Event 1 type>> <<Select Event 2 type>>
c) <<Select Entity 1 type>> <<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **13103030305** Eligible Basis Adjustment: **<<Select>>**

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

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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	Score Value	Self Score	DCA Score
TOTALS:	92	63	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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

4

2.

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

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

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

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Score Value	Self Score	DCA Score
TOTALS:	92	63
		20

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

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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Score Value	Self Score	DCA Score
TOTALS: 92	63	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance		Bank Name	Family	Score	4		
Source		Account Name		1	1.		
Contact	Direct Line	Bank Website					
Email		Contact Email					
Bank Contact	Direct Line						

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

Description of Use of Funds

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

2. Long-term Ground Lease

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?	Score	1	2.		
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?					

3. Third-Party Capital Investment

Unrelated Third-Party Name	Competitive Pool chosen: Rural	Score	2	3.		
Unrelated Third-Party Type	<Select unrelated 3rd party type>	Improvement Completion Date				
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?						
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles				

Description of Investment or Funding Mechanism
Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	11,819,356
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PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	63	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

3	0
---	---

Competitive Pool chosen:

Rural

A. Phased Developments

Phased Development?

No

0

3

A.

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

0	0
---	---

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

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

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

3	0
---	---

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

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

(additional point)

3
1
2

1.	3	
2.		
3.		

Scoring Justification per Applicant

The proposed development is located within the City of Rincon, which has not received an award of 9% Credits within the last Five (5) funding cycles.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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TOTALS:	Score Value	Self Score	DCA Score
	92	63	20
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The LIHTC comparables are all currently fully-occupied and report extensive waiting lists. The overall capture rate is below 10% and each overall bedroom type capture rate between 6.4% - 9.0%. Please see Tab 5 of the application for the 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:

	1	0
A.	1	
	Yes	
B.		

12. EXCEPTIONAL NON-PROFIT

0

3

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	Yes/No	Yes/No

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2

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

Unit Total

60

MGP	Rincon GP, LLC	0.0100%	C. Jeffrey Rice	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Rincon Developer, LLC	0.0000%	C. Jeffrey Rice
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners, Inc.	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
State LP	Affordable Equity Partners, Inc.	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

Please see Tab 00, ltm Nbr 5 for proof of Rural designation. The proposed development is 60 units.

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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

TOTALS:

92	63	20
----	----	----

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

1. Identifies the project as located within their GICH community:

Rincon

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

A. Yes/No Yes/No

1.	Yes	
2.	Yes	
3.	Yes	
4.	Yes	
5.	Yes	

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: **Rincon** County: **Effingham** QCT? **No** Census Tract #: **13103030305**

1		
B.		

Scoring Justification per Applicant

DCA's Comments:

Please see Tab 35 of the application for the signed GICH letter indicating the project is located within their GICH community, the community's affordable housing goals and how the proposed development meets the objectives of their GICH plan. The applicant's GICH letter is the only letter issued by the GICH community.

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Rural

4

4	0
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.

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

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)	2,000,000
d)	
e)	
f)	
g)	
h)	
i)	
j)	
2,000,000	

Amount

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

2. Point Scale

Scoring Justification per Applicant

Total Development Costs (TDC):

TQS as a Percent of TDC:

11,819,356
16.9214%

0.0000%

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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Score Value	Self Score	DCA Score
TOTALS:	92	63 20

Please see Tab 36 of the application for the HOME Consent letter notifying the project has been selected to receive a 2017 Consent to apply for DCA HOME funding in the amount of \$2,000,000. A loan amount eligible for four (4) Leveraging points.

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

Ranking Pts	Value	Range	Ranking Pts
1.		0 - 10	
2.		0 - 10	
3.		0 - 5	
4.		0 - 5	
5.		0 - 5	
6.		0 - 5	
Total:		0 - 40	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):	6
Total Low Income Units	60
Min 1 BR LI Units required	6
1 BR LI Units Proposed	18

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

B. Target Population Preference

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?

Name of Public Housing Authority providing PBRA: PBRA Expiration:

2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units: 0.0%

3	0	0
1.		
2.		

Scoring Justification per Applicant

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. Applicant understand the requirements of HUD's Section 811 PRA, has at least 10% total low-income units as 1BR, and is willing to accept Assistance affordable to 50% AMI tenants.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:	0
Historic adaptive reuse units:	0
Total Units	60
% of Total	0.00%

2	0	0
2	A.	

A. Historic and Adaptive Reuse

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

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

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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Score Value	Self Score	DCA Score
TOTALS:	92	63
		20

B. Historic

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

Nbr Historic units: **0**
 Total Units **60**
 % of Total **0.00%**

0	1
60	
0.00%	

B.

--	--

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

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

Pre-requisites:

Agree or Y/N Agree or Y/N

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

Agree	
N/a	
Yes	
Yes	
Agree	

The needs data results for Effingham County from the Center for Disease Control and Prevention show adult diabetes, adult obesity, adult overall health status, cost barrier to care, older adult preventable hospitalizations, primary care provider access, and uninsured as risks to the residents of Effingham County. County Health Rankings results list adult obesity, adult smoking, and access to primary care physicians as risks to the residents of Effingham County. The mobile health unit from St. Joseph's/Candler Health System, Inc. will address these needs for the residents of the proposed Towne Park Commons.

Parents influence children, and parents who know the status of their health can set the right example for their children that maintaining a healthy lifestyle and staying informed about their health status is an important responsibility. The services provided by St. Joseph's/Candler Health System, Inc. is a step in the right direction to provide the adults at Towne Park Commons with the access to medical information necessary to maintain a healthy lifestyle and set the example to their children that regular health screenings can make a positive difference in health, wellness, and overall lifestyle. The monthly testing along with the other educational programming provided by the proposed development's partnership with St. Joseph's/Candler Health System, Inc. to the residents at no cost will undoubtedly address the specific health concerns and access to health care/awareness that the "County Healthy Rankings & Reports" website and Center for Disease Control and Prevention indicate.

A. Preventive Health Screening/Wellness Program for Residents

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

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

a) Agree	
b) Yes	
c) Yes	

2. Description of Service (Enter "N/a" if necessary)

Occurrence

Cost to Resident

a) Detailed health risk assessment tool with a comprehensive individual report - Membership	Monthly	0
b) Biometric screening including height, weight, blood pressure, pulse, BMI and Waist/Hip measurements - Membership	Monthly	0
c) Diagnostic Labs (Fingerstick with immediate result)	Monthly Testing	0
d) Onsite Education sessions - Planning, implementing and evaluating methods to reduce risks; Focused monthly group lectures - Membership	Monthly	0

B. Healthy Eating Initiative

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

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

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

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

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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

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Score Value	Self Score	DCA Score
TOTALS: 92	63	20

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?

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
----	--

Scoring Justification per Applicant

Please see Tab 40 of the application for the signed LOI between St. Joseph's/Candler Health System, Inc. and Towne Park Commons, LP indicating the agreement for SJ/CHS to provide Wellpath Disease Management Services to the proposed development. The proposed development has budgeted to provide the onsite Preventive Health/Wellness Program for no charge to the residents. Wellpath offers convenient access to health risk assessments (HRAs) and screenings. Screenings are conducted by a qualified, experienced staff. The mobile unit is equipped to provide private screenings with all the equipment needed to complete the biometric screenings including scales, blood pressure monitors, and portable lab equipment to complete onsite point of care testing for Diagnostic labs. The services and testing are offered on a montly basis, with residents completing the Diagnostic Testing Labs once per year. Utilizing the data from the health risk assessments and the biometric screenings, SJ/CHS will provide onsite education and outcome reporting to assist with focusing education/interventions and to identify trends and opportunities.

DCA's Comments:

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20. QUALITY EDUCATION AREAS

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

3	3	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Effingham County Schools

Tenancy

Family

If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Blandford Elementary School	PK - 05	No	87.80	86.70	79.90	84.80	Yes	
b) Middle/Junior High	Ebenezer Middle School	06 - 08	No	92.90	86.60	82.80	87.43	Yes	
c) High	South Effingham High School	09 - 12	No	79.70	81.40	82.80	81.30	Yes	
d) Primary/Elementary	Blandford Elementary School	PK - 05	No						
e) Middle/Junior High	Ebenezer Middle School	06 - 08	No						
f) High	South Effingham High School	09 - 12	No						

Scoring Justification per Applicant

The application is a planned Family development. The proposed site is located in attendance zones where all K-12 schools have CCRPI scores above average when averaging 2013-2015 data for each year. Please see Tab 41 of the application for CCRPI reports and proof of the applicant's site location within the high performing schools' attendance zones.

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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

	Score Value	Self Score	DCA Score
TOTALS:	92	63	20

DCA's Comments:

Empty rectangular box for DCA's Comments.

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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

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

Score Value	Self Score	DCA Score
92	63	20
	0	0

TOTALS:

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%

2
2

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Rincon
Effingham
Savannah
MSA
Rural

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10

10	10

Base Score

Deductions

Additions

Scoring Justification per Applicant

The applicant has acquired an exceptional compliance history and does not anticipate any deductions in this scoring category. Please see Tab 19 in this application for the Qualification Determination.

DCA's Comments:

TOTAL POSSIBLE SCORE

92

63	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-044 Towne Park Commons, Rincon, Effingham County

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

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

**Score
Value**

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

TOTALS:

92

63

20

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

11. EXTENDED AFFODIBILITY COMMITMENT: The Applicant agrees to forgo the cancellation option for at least 5 years after the close of the compliance period.

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

Towne Park Commons
Rincon, Effingham County

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

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

Towne Park Commons
Rincon, Effingham County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Towne Park Commons
Rincon, Effingham County

City of Rincon
GICH Narrative

The City of Rincon was selected as a GICH community in 2014. The Rincon GICH Team has and will continue to be actively involved and participate in various GICH activities as warranted. The Rincon GICH Team graduated from the GICH program in the fall of 2016, upon completion of the three year program from 2014-2016.

Projects, goals and objectives delineated throughout the 3 year program and ongoing include the following: Education and Marketing of housing strategies, Rehabilitation of Older Houses Subdivision incentives, Redevelopment Plan creation and implementation, Transitional and Rapid re-housing initiatives, Great American Clean-Up, E-connect and United Way, Quality of Life, Partnerships, Creation of new ordinances and code enforcement ideas, Sidewalks, Housing Fair, GICH Team, Housing Inventory and Assessment, Apply for CHIP & CDBG Funds, Affordable Housing developments, Partnering with development teams and the Habitat for Humanity House.

The proposed housing development, Towne Park Commons, meets the criteria for two of the objectives outlined by the Rincon GICH Work Plan. Specifically, with subdivision incentives, targeted list of properties and vacant lots identified as viable development sites, both new construction and in fill opportunities.

Secondly, making affordable housing apartment complexes more walkable and pedestrian friendly will enhance the property and the overall well-being of the residents. This notion is in correlation with the Main Street Communities Development Team's objectives in constructing and maintaining the apartment development for many years.

Affordable Housing Developments: Identify locations for senior and family affordable housing developments to be constructed. Partner with tax credit developer to successfully obtain new, quality affordable housing options for the community.

Redevelopment Plan: Finalize Redevelopment Plan. Template utilized by DCA has been the guide for Rincon's Redevelopment Plan. Redevelopment Plan written in house by City staff.

Rehabilitation of Older Houses: Submitting application for Community Development Block Grant funds for the 2017 funding cycle.

Subdivision incentives: Obtain properties for development opportunities.

Employee Incentive Program Grant: Applied for EIP funding and was awarded grant funds at the end of 2016. The City of Rincon received a 2016 Employment Incentive Program (EIP) grant in the amount of \$500,000 from the Georgia Department of Community Affairs (DCA). The City of Rincon was one of 74 Georgia communities awarded this year. "Strong and prosperous communities serve their citizens best and help attract businesses to Georgia," said Deal. "The projects funded by this program will stimulate economic development in these communities and enhance the quality of life for all Georgians. This program allows cities and counties to direct federal funding to address critical community needs, maximizing opportunities for citizens and ensuring that Georgia remains a top state for business." The City of Rincon utilized this grant to match the private investment from Kroger to complete the expansion on Highway 21 South and to install the new traffic signal at Brentwood Drive

Transitional and Rapid Re-housing: Get more funding and placement with Rincon. Additionally, do more research on what is needed and continue to develop relationship with Family Promise and other agencies.

Great American Clean-Up: Participate in Great American Clean-up at the end of the year. Conglomerate team to work with group on Great American Clean-Up Day.

Partnerships: Establish better working relationships with E-connect and United Way. Continue to encourage others to utilize these agencies for assistance and have agencies distribute housing information.

Quality of Life: Actively promote and market the community's assets on an on-going basis.

Scoring Section 16 - Innovative Project Concept Narrative

Towne Park Commons
Rincon, Effingham County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]