

**Project Narrative**  
Claxton Place  
Claxton, Evans County

As a sophomore GICH member, Evans County is just exploring the potential benefit the Housing Tax Program has to offer. BJS Foundation first met the mayor and economic development director at a GICH conference in October 2016 when they sought out us and expressed how they would love to see a beautiful community that can provide affordable housing in their community. Since that meeting the City of Claxton has rolled out the welcome mat to our Foundation. We have built a wonderful relationship with various departments in the City, even using the Evans County School's Superintendent as our Community Quarterback. We are looking to develop a true mixed income community that will be both the benefit of the affordable community as well as the new teacher's in Evans County.

We are planning a 72 unit community consisting of both a 60 unit building and 12 cottages. At the request of the School Board we are including a high number of market rate units (22) to satisfy the need of housing for teachers that don't qualify for our program but without our commitment of credits won't see new development in the City. With the School Board's support we envision that the daunting goal of raising 3rd grade reading proficiency will be all but guaranteed. We know that our community as well as our commitment of funding for expanding on after school programs ran by the School Board will help our residents break the chains of systematic poverty.

Beverly J. Searles Foundation, Inc. ("BJS Foundation") is a not-for-profit developer, owner and operator, of quality affordable housing in communities in Georgia. This localized development experience allows BJS Foundation to focus and grow expertise in the affordable housing needs of State of Georgia and its communities. Working with experienced partners in the process compliments and enhances this experience. BJS Foundation intends to work with Martin Riley Associates Architects once again, building on an established relationship and previous experience to create the high standard community product BJS Foundation is proud to bring to Georgia communities. Fairway Construction Company, Inc. will be the general contractor with its 30 years of experience constructing affordable housing developments; and Fairway Management, Inc. will be the property manager, using its extensive 170 community portfolio with an overall occupancy of 97% to ensure the community runs efficiently, effectively, and at full compliance with Housing Tax Credit program requirement. Affordable Equity Partners, Inc. will offer equity pricing at a fair value.

**PART ONE - PROJECT INFORMATION - 2017-052 Claxton Place, Claxton, Evans 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:  
**2017-052**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 810,573	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	<<Enter Pre-App Nbr>> <<Select>>

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

Project Name previously used: \_\_\_\_\_ DCA Project Nbr previously assigned \_\_\_\_\_

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Philip E. Searles		Title	President
Address	5030 Nesbit Ferry Lane		Direct Line	
City	Sandy Springs		Fax	
State	GA	Zip+4	30350-1116	Cellular
Office Phone		Ext.		(678) 467-6861
		E-mail	philip@searles.com	

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

**IV. PROJECT LOCATION**

Project Name	Claxton Place		Phased Project?	No
Site Street Address (if known)	4 North College Street		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *			Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 32.161648	Longitude: -81.917700	Acreage	7.0000
City	Claxton	9-digit Zip**	30417-1720	Census Tract Number
Site is predominantly located:	Within City Limits	County	Evans	13-109-9702.00
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall: Rural
				QCT? No DDA? No
				HUD SA: Non-MSA Evans Co.

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

Congressional	State Senate	State House
12	4	157

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

**Political Jurisdiction**

Name of Chief Elected Official	Terry Branch		Title	Mayor
Address	204 W. Railroad Ave.		City	Claxton
Zip+4	30417-1720	Phone	(912) 739-1712	
			Email	mayer@cityofclaxton.net
			Website	https://georgia.gov/cities-counties/claxton

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	72	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

**PART ONE - PROJECT INFORMATION - 2017-052 Claxton Place, Claxton, Evans County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	50	0
Number of 50% Units	17	0
Number of 60% Units	33	0
Number of Unrestricted (Market) Units	22	
Total Residential Units	72	
Common Space Units	0	
Total Units	72	

**E. Buildings**

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

**F. Total Residential Parking Spaces**

**D. Unit Area**

Total Low Income Residential Unit Square Footage	40,002
Total Unrestricted (Market) Residential Unit Square Footage	18,604
Total Residential Unit Square Footage	58,606
Total Common Space Unit Square Footage	0
Total Square Footage from Units	58,606

Total Common Area Square Footage from Nonresidential areas	12,044
Total Square Footage	70,650

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	[ ]	Elderly	[ ]
	HFOP	[ ]	Other	[ ]
% of Total Units		5.6%	Required:	5%
% of Units for the Mobility-Impaired		50.0%	Required:	40%
% of Total Units		2.8%	Required:	2%

**VI. TENANCY CHARACTERISTICS**

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

Family

**B. Mobility Impaired**

Nbr of Units Equipped:	4
Roll-In Showers	2

**C. Sight / Hearing Impaired**

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

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit Yes

**B. HOME:**

CHDO [ ]

(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 - 2017-052 Claxton Place, Claxton, Evans 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
Beverly J. Searles Foundation	The Onion Patch	Direct	7		
Beverly J. Searles Foundation	Claxton Place	Direct	8		
Beverly J. Searles Foundation	Lovejoy Place	Direct	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

<input style="width: 50px;" type="text" value="No"/>	
<input style="width: 100%;" type="text"/>	
<input style="width: 100%;" type="text"/>	
<input style="width: 100%;" type="text"/>	
<input style="width: 100%;" type="text"/>	
<input style="width: 100%;" type="text"/>	

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-052 Claxton Place, Claxton, Evans County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

**B. Existing properties: currently an Extension of Cancellation Option?**  No If yes, expiration year:  Nbr yrs to forgo cancellation option:

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

**C. Is there a Tenant Ownership Plan?**  No

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

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

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

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

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

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	September 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-052 Claxton Place, Claxton, Evans 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)

BJS 16 Transformation, LP				Name of Principal	Philip E. Searles
5030 Nesbit Ferry Lane				Title of Principal	Manager
Atlanta		Fed Tax ID:		Direct line	
GA	Zip+4	30350-1116	Org Type:	Cellular	(678) 467-6861
(678) 467-6861		E-mail	psearles@bjsfoundation.org		

\* 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.

Beverly J. Searles Service Corporation				Name of Principal	Philip E. Searles
5030 Nesbit Ferry Lane				Title of Principal	CEO
Atlanta		Website		Direct line	
GA	Zip+4	30350-1116		Cellular	(678) 467-6861
(678) 467-6861		E-mail	psearles@bjsfoundation.org		

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				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website		Direct line	(573) 443-2021
MO	Zip+4	65203-4905		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				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website		Direct line	(573) 443-2021
MO	Zip+4	65203-4905		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.

Beverly J. Searles Foundation				Name of Principal	Richard D. Searles
5030 Nesbit Ferry Lane				Title of Principal	Executive Director
Atlanta		Website		Direct line	
GA	Zip+4			Cellular	(404) 406-5219
(770) 396-2221		E-mail	ricksearles@crtrealty.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-052 Claxton Place, Claxton, Evans County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Beverly J. Searles Service Corporation				Name of Principal	Philip E. Searles
5030 Nesbit Ferry Lane				Title of Principal	CEO
Atlanta		Website		Direct line	
GA		Zip+4	30350-1116	Cellular	(678) 467-6861
		E-mail			

**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
3290 Northside Parkway, Suite 300				Title of Principal	Director of Accounting and C
Atlanta		Website	www.fairwayconstruction.net	Direct line	(573) 443-2021
GA		Zip+4	30327-2216	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		Direct line	(573) 443-2021
GA		Zip+4	30327-2216	Cellular	(573) 268-3474
		E-mail	rstevens@fairwaymanagement.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-052 Claxton Place, Claxton, Evans County**

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<b>D. ATTORNEY</b>	Butler Snow, LLP			Name of Principal	David H. Williams
Office Street Address	1170 Peachtree Street Suite 1900			Title of Principal	Partner
City	Atlanta	Website	www.butlersnow.com	Direct line	(678) 515-5050
State	GA	Zip+4	30309-7649	Cellular	(404) 803-0087
10-Digit Office Phone / Ext.	(678) 515-5000	E-mail	david.williams@butlersnow.com		

<b>E. ACCOUNTANT</b>	Aprio			Name of Principal	Alison Fossyl
Office Street Address	Five Concourse Parkway Suite 1000			Title of Principal	Partner
City	Atlanta	Website	www.aprio.com	Direct line	(770) 351-3271
State	GA	Zip+4	30328-0000	Cellular	(404) 314-2857
10-Digit Office Phone / Ext.	(770) 353-7115	E-mail	alison.fossyl@aprio.com		

<b>F. ARCHITECT</b>	Martin Riley & Associates			Name of Principal	Mike Riley
Office Street Address	215 Church Street Suite 200			Title of Principal	Principal
City	Decatur	Website	www.martinriley.com	Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

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

<b>A. LAND SELLER (If applicable)</b>	Principal	10-Digit Phone / Ext.
Office Street Address	City	
State	Zip+4	E-mail

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?		
2. Buyer and Seller of Land/Property?		Evans County Board of Education is ground leasing the property to the Owner. Evans County Schools is the Community Quarterback for our Community Transformation Plan.
3. Owner and Contractor?		
4. Owner and Consultant?		
5. Syndicator and Developer?		
6. Syndicator and Contractor?	Yes	The General Contractor and the Federal and State Syndicator are related parties.
7. Developer and Consultant?		



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-052 Claxton Place, Claxton, Evans County**

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8. Other

Yes	The Management Company and the Federal and State Syndicator are related parties. There is an identity of interest between the Lessor and Lessee of the Long-Term Ground Lease; however, the Ground Lease is for nominal consideration and there is no opportunity for inflated land costs to the Owner.
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-052 Claxton Place, Claxton, Evans 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		No	No	Nonprofit		No	
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 - 2017-052 Claxton Place, Claxton, Evans County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

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

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	USDA 538	1,375,000	5.100%	30
Mortgage B	Sterling Bank Equity Bridge Loan	6,078,508	5.500%	30
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners	984,846		
State Housing Credit Equity	Affordable Equity Partners	449,868		
Other Type (specify)	GP & LP Equity	110		
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>8,888,332</b>		
Total Construction Period Costs from Development Budget:		<b>8,888,332</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-052 Claxton Place, Claxton, Evans 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)	USDA 538	1,375,000	5.100%	40	40	80,658	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.35% Beverly J. Searles Service Corporation	4,982	0.000%	15	15		Cash Flow

Total Cash Flow for Years 1 - 15: 372,812  
 DDF Percent of Cash Flow (Yrs 1-15) 1.336% 1.336%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners	6,499,985					
State Housing Credit Equity	Affordable Equity Partners	3,064,777					
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:		10,944,854					
Total Development Costs from Development Budget:		10,944,854					
Surplus/(Shortage) of Permanent funds to development costs:		(0)					

Equity Check	+ / -	TC Equity % of TDC
6,565,641	-65,656.71	59%
2,999,120	65,656.90	28%
		87%

\*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**

USDA NOSA is for a larger dollar amount. The final loan sizing will be consistent with all DCA and Investor approvals

**PART FOUR - USES OF FUNDS - 2017-052 Claxton Place, Claxton, Evans County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal									
Market Study				8,500	8,500				
Environmental Report(s)				9,000	9,000				
Soil Borings				13,320	13,320				
Boundary and Topographical Survey				16,200	16,200				
Zoning/Site Plan Fees				1,800	1,800				
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 >>									
				<b>Subtotal</b>	<b>48,820</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				10				10	
Site Demolition				75,000				75,000	
Acquisition Legal Fees (if existing structures)				5,000				5,000	
Existing Structures									
				<b>Subtotal</b>	<b>80,010</b>	<b>-</b>	<b>-</b>	<b>80,010</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	178,286		1,248,000	1,248,000				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>1,248,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				5,192,216	5,192,216				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>5,192,216</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>							
	6.000%	386,413	6.000%	386,412	386,412				
Builder Overhead	2.000%	128,804	2.000%	128,804	128,804				
General Requirements*	6.000%	386,413	6.000%	386,412	386,412				
*See QAP: General Requirements policy	<b>14.000%</b>	<b>901,630</b>							
				<b>Subtotal</b>	<b>901,628</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>				<b>7,341,844.00</b>					
<b>Average TCHC:</b>				<b>101,970.06</b>	<b>per Res'l unit</b>	<b>101,970.06</b>	<b>per unit</b>	<b>103.92</b>	
				<b>125.27</b>	<b>per Res'l unit SF</b>	<b>125.27</b>	<b>per unit sq ft</b>		
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency			5.00%	367,000	367,000				

**PART FOUR - USES OF FUNDS - 2017-052 Claxton Place, Claxton, Evans County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee	60,874	60,874			
Bridge Loan Interest					
Construction Loan Fee	25,000	1,786			23,214
Construction Loan Interest	310,000	252,022			57,978
Construction Legal Fees	20,500	1,464			19,036
Construction Period Inspection Fees					
Construction Period Real Estate Tax					
Construction Insurance	48,302	48,302			
Title and Recording Fees	15,000	15,000			
Payment and Performance bonds					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>479,676</b>	<b>379,448</b>	<b>-</b>	<b>-</b>	<b>100,228</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	201,600	201,600			
Architectural Fee - Supervision					
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)	19,010	19,010			
Accessibility Inspections and Plan Review	17,500	17,500			
Construction Materials Testing	22,000	22,000			
Engineering	72,000	72,000			
Real Estate Attorney	25,000	25,000			
Accounting					
As-Built Survey	18,000	18,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>375,110</b>	<b>375,110</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 3,144</i>					
Building Permits	14,400	14,400			
Impact Fees					
Water Tap Fees <i>waived? No</i>	72,000	72,000			
Sewer Tap Fees <i>waived? No</i>	140,000	140,000			
<b>Subtotal</b>	<b>226,400</b>	<b>226,400</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
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 >>					
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**PART FOUR - USES OF FUNDS - 2017-052 Claxton Place, Claxton, Evans County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,500				5,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	64,846	64,846				64,846
LIHTC Compliance Monitoring Fee	57,600	57,600				57,600
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	130,946				130,946
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		2,500				2,500
Tax Credit Legal Opinion		5,000				5,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	7,500				7,500
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	20.000%	284,000	284,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,136,000	1,136,000			
	<b>Subtotal</b>	1,420,000	1,420,000	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		40,000				40,000
Rent-Up Reserves	79,072	79,073				79,073
Operating Deficit Reserve:	198,472	198,475				198,475
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 2,083	150,000	150,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	467,548	150,000	-	-	317,548
		<b>OTHER COSTS</b>				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>10,944,854</b>	<b>10,308,622</b>	<b>-</b>	<b>-</b>	<b>636,232</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	152,011.86	<b>Square Foot:</b>	154.92		

**PART FOUR - USES OF FUNDS - 2017-052 Claxton Place, Claxton, Evans 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>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>

**Eligible Basis Calculation**

Total Basis	10,308,622	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	10,308,622	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: State Boost	128.00%		
Adjusted Eligible Basis	13,195,036	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	68.26%	68.26%	68.26%
Qualified Basis	9,006,379	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	810,574	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>810,574</b>		

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

10,948,324	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):	
10,944,854			
1,375,110			
9,569,744	Funding Amount	0	Hist Desig
/ 10			
956,974	Federal	0.8100	State
1.1800	=	0.8100	+ 0.3700
<b>810,995</b>			
<b>810,574</b>			
<b>810,573</b>			
<b>810,573</b>			



PART FOUR - USES OF FUNDS - 2017-052 Claxton Place, Claxton, Evans County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard Costs were determined by consultation with the contractor, Fairway Construction. We are currently building similar products in both Midway, GA and Newnan, GA and are familiar with the construction type.

Perm loan fees with HUD are included in the Construction Loan fee amount.

**PART FOUR (b) - OTHER COSTS - 2017-052 - Claxton Place - Claxton - Evans, 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 >>

Total Cost

**DCA-RELATED COSTS**

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

Total Cost

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

Total Cost

**EQUITY COSTS**

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

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**



**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 - 2017-052 Claxton Place, Claxton, Evans County**

**DCA Utility Region for project: South**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

DCA Utility Allowance		
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				2	3		
Cooking	Electric	X				7	9		
Hot Water	Electric	X				14	18		
Air Conditioning	Electric	X				10	13		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X				21	27		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X				38	47		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>92</b>	<b>117</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

DCA Utility Allowance		
January 1, 2017	Structure	

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				2	3		
Cooking	Electric	X				7	9		
Hot Water	Electric	X				14	18		
Air Conditioning	Electric	X				10	13		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X				21	27		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X				38	47		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>92</b>	<b>117</b>	<b>0</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Owner provides range, microwave, and refrigerator and therefore does not include that utility allowance per DCA standards.

**DCA COMMENTS**

**PART SIX - PROJECTED REVENUES & EXPENSES - 2017-052 Claxton Place, Claxton, Evans County**

**I. RENT SCHEDULE** Do NOT cut, copy or paste cells in this tab. Complete ALL columns. For Common Space (non-income producing) units, select "N/A-CS" for Rent Type and "Common Space" for Employee Unit.

Finish Row!	HOME projects - Fixed or Floating units:		Are 100% of units HUD PBRA?		Utility	PBRA	MSA/NonMSA:	AMI	Certified						
	Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Max Gross Rent Limit	Pro-posed Gross Rent	Allowance (UA Sched 1 UA, so over-write if UA Sched 2 used)	Provider or Operating Subsidy *** (See note below)	Monthly Net Rent Per Unit	Monthly Net Rent Total	Employee Unit	Building Design Type	Type of Activity	Historic/ Deemed Historic? (See QAP)
	50% AMI	1	1.0	12	700	499	499	92		407	4,884	No	3+ Story	New Construction	No
	50% AMI	2	2.0	5	900	600	600	117		483	2,415	No	3+ Story	New Construction	No
	60% AMI	1	1.0	14	700	599	599	92		507	7,098	No	3+ Story	New Construction	No
	60% AMI	2	2.0	15	900	720	720	117		603	9,045	No	3+ Story	New Construction	No
	60% AMI	1	1.0	2	789	599	597	92		505	1,010	No	Townhome	New Construction	No
	60% AMI	2	2.0	2	1,112	720	718	117		601	1,202	No	Townhome	New Construction	No
1	Unrestricted	2	2.0	6	900		700			700	4,200	No	3+ Story	New Construction	No
1	Unrestricted	1	1.0	4	789		600			600	2,400	No	Townhome	New Construction	No
1	Unrestricted	2	2.0	4	1,112		700			700	2,800	No	Townhome	New Construction	No
1	Unrestricted	1	1.0	8	700		600			600	4,800	No	3+ Story	New Construction	No
	<<Select>>							0		0	0				
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	<<Select>>							0		0	0				
4	<b>TOTAL</b>			72	58,606					<b>MONTHLY TOTAL</b>		39,854			
										<b>ANNUAL TOTAL</b>		478,248			

\*\*\* NOTE: When selecting "PHA Operating Subsidy" in the "PBRA Provider or Operating Subsidy" column above, please also then enter a zero in the "Proposed Gross Rent" column above AND include the PHA operating subsidy amount in the "III. Ancillary and Other Income" section below. Also refer to the Application Instructions provided separately.





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	6	6	0	0	0	12
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	34	26	0	0	0	60
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	11,378	15,724	0	0	27,102
0	8,400	4,500	0	0	12,900
0	19,778	20,224	0	0	40,002
0	8,756	9,848	0	0	18,604
0	28,534	30,072	0	0	58,606
0	0	0	0	0	0
0	28,534	30,072	0	0	58,606

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

**Ancillary Income**

9,565

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	52,500
Maintenance Salaries & Benefits	40,000
Support Services Salaries & Benefits	32,000
Other (describe here)	
<b>Subtotal</b>	<b>124,500</b>

**On-Site Office Costs**

Office Supplies & Postage	7,000
Telephone	4,800
Travel	3,000
Leased Furniture / Equipment	3,600
Activities Supplies / Overhead Cost	6,000
Other (describe here)	
<b>Subtotal</b>	<b>24,400</b>

**Maintenance Expenses**

Contracted Repairs	4,000
General Repairs	6,000
Grounds Maintenance	8,900
Extermination	1,838
Maintenance Supplies	4,500
Elevator Maintenance	3,000
Redecorating	2,600
Fire/Safety Inspection	1,642
<b>Subtotal</b>	<b>32,480</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	
<b>Subtotal</b>	<b>0</b>

**Professional Services**

Legal	500
Accounting	9,000
Advertising	8,000
Other (describe here)	
<b>Subtotal</b>	<b>17,500</b>

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

Electricity	7	6,000
Natural Gas	0	
Water&Swr	14	12,096
Trash Collection		10,368
Other (describe here)		
<b>Subtotal</b>		<b>28,464</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	46,383
Insurance**	19,876
Other (describe here)	
<b>Subtotal</b>	<b>66,259</b>

**Management Fee:**

**22,683**

338.75 Average per unit per year  
28.23 Average per unit per month

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

**TOTAL OPERATING EXPENSES 316,286**

Average per unit 4,392.86

Total OE Required 216,000

**Replacement Reserve (RR) 18,000**

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	72 units x \$250 =	18,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>72</b>	<b>18,000</b>

**TOTAL ANNUAL EXPENSES 334,286**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Insurance Calculations are determined by previous insurance costs as provided by the manager who operates multiple family rural deals.

Real Estate Taxes were calculated using:  
<https://qpublic.schneidercorp.com/Application.aspx?AppID=740&LayerID=11777&PageTypeID=2&PageID=5884>  
With a property value of \$3.2mm

Our Support Services would go to offset any costs associated with the Community Quarterback's CTP.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-052 Claxton Place, Claxton, Evans 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:	-1.10%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	478,248	487,813	497,569	507,521	517,671	528,024	538,585	549,357	560,344	571,551
Ancillary Income	9,565	9,756	9,951	10,150	10,353	10,560	10,772	10,987	11,207	11,431
Vacancy	(34,147)	(34,830)	(35,526)	(36,237)	(36,962)	(37,701)	(38,455)	(39,224)	(40,009)	(40,809)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(293,603)	(302,411)	(311,483)	(320,828)	(330,453)	(340,366)	(350,577)	(361,095)	(371,927)	(383,085)
Property Mgmt	(22,683)	(23,137)	(23,600)	(24,072)	(24,553)	(25,044)	(25,545)	(26,056)	(26,577)	(27,109)
Reserves	(18,000)	(18,540)	(19,096)	(19,669)	(20,259)	(20,867)	(21,493)	(22,138)	(22,802)	(23,486)
NOI	119,380	118,651	117,815	116,865	115,798	114,607	113,286	111,831	110,236	108,493
Mortgage A	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)
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	33,722	32,993	32,156	31,207	30,139	28,948	27,628	26,173	24,577	22,834
DCR Mortgage A	1.48	1.47	1.46	1.45	1.44	1.42	1.40	1.39	1.37	1.35
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.48	1.47	1.46	1.45	1.44	1.42	1.40	1.39	1.37	1.35
Oper Exp Coverage Ratio	1.36	1.34	1.33	1.32	1.31	1.30	1.28	1.27	1.26	1.25
Mortgage A Balance	1,364,217	1,352,871	1,340,932	1,328,371	1,315,153	1,301,246	1,286,612	1,271,214	1,255,012	1,237,965
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-052 Claxton Place, Claxton, Evans 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:	-1.10%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	582,982	594,641	606,534	618,665	631,038	643,659	656,532	669,663	683,056	696,717
Ancillary Income	11,660	11,893	12,131	12,373	12,621	12,873	13,131	13,393	13,661	13,934
Vacancy	(41,625)	(42,457)	(43,307)	(44,173)	(45,056)	(45,957)	(46,876)	(47,814)	(48,770)	(49,746)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(394,578)	(406,415)	(418,608)	(431,166)	(444,101)	(457,424)	(471,147)	(485,281)	(499,839)	(514,835)
Property Mgmt	(27,651)	(28,204)	(28,768)	(29,343)	(29,930)	(30,529)	(31,139)	(31,762)	(32,397)	(33,045)
Reserves	(24,190)	(24,916)	(25,664)	(26,434)	(27,227)	(28,043)	(28,885)	(29,751)	(30,644)	(31,563)
NOI	106,597	104,541	102,319	99,923	97,345	94,578	91,616	88,448	85,067	81,463
Mortgage A	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)
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	20,939	18,883	16,661	14,265	11,687	8,920	5,958	2,789	(592)	(4,195)
DCR Mortgage A	1.32	1.30	1.27	1.24	1.21	1.17	1.14	1.10	1.05	1.01
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.32	1.30	1.27	1.24	1.21	1.17	1.14	1.10	1.05	1.01
Oper Exp Coverage Ratio	1.24	1.23	1.22	1.21	1.19	1.18	1.17	1.16	1.15	1.14
Mortgage A Balance	1,220,027	1,201,153	1,181,294	1,160,398	1,138,410	1,115,275	1,090,932	1,065,318	1,038,367	1,010,008
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-052 Claxton Place, Claxton, Evans 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:	-1.10%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	710,651	724,864	739,362	754,149	769,232	784,617	800,309	816,315	832,641	849,294
Ancillary Income	14,213	14,497	14,787	15,083	15,385	15,692	16,006	16,326	16,653	16,986
Vacancy	(50,741)	(51,755)	(52,790)	(53,846)	(54,923)	(56,022)	(57,142)	(58,285)	(59,451)	(60,640)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(530,280)	(546,188)	(562,574)	(579,451)	(596,834)	(614,739)	(633,182)	(652,177)	(671,742)	(691,895)
Property Mgmt	(33,706)	(34,380)	(35,068)	(35,769)	(36,485)	(37,214)	(37,959)	(38,718)	(39,492)	(40,282)
Reserves	(32,510)	(33,485)	(34,490)	(35,525)	(36,590)	(37,688)	(38,819)	(39,983)	(41,183)	(42,418)
NOI	77,628	73,553	69,227	64,641	59,784	54,646	49,214	43,478	37,426	31,046
Mortgage A	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)
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	(8,030)	(12,105)	(16,431)	(21,017)	(25,875)	(31,013)	(36,445)	(42,180)	(48,232)	(54,613)
DCR Mortgage A	0.96	0.91	0.86	0.80	0.74	0.68	0.61	0.54	0.46	0.38
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.96	0.91	0.86	0.80	0.74	0.68	0.61	0.54	0.46	0.38
Oper Exp Coverage Ratio	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04
Mortgage A Balance	980,169	948,772	915,736	880,975	844,400	805,914	765,420	722,811	677,978	630,804
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-052 Claxton Place, Claxton, Evans 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:	-1.10%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	866,280	883,606	901,278	919,303	937,689
Ancillary Income	17,326	17,672	18,026	18,386	18,754
Vacancy	(61,852)	(63,089)	(64,351)	(65,638)	(66,951)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(712,652)	(734,031)	(756,052)	(778,734)	(802,096)
Property Mgmt	(41,088)	(41,909)	(42,748)	(43,603)	(44,475)
Reserves	(43,691)	(45,001)	(46,351)	(47,742)	(49,174)
NOI	24,323	17,247	9,801	1,973	(6,253)
Mortgage A	(80,658)	(80,658)	(80,658)	(80,658)	(80,658)
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	(61,335)	(68,412)	(75,858)	(83,686)	(91,911)
DCR Mortgage A	0.30	0.21	0.12	0.02	(0.08)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.30	0.21	0.12	0.02	(0.08)
Oper Exp Coverage Ratio	1.03	1.02	1.01	1.00	0.99
Mortgage A Balance	581,167	528,938	473,983	416,159	355,315
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-052 Claxton Place, Claxton, Evans 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:	-1.10%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

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

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**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans 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)**

*DCA's Overall Comments / Approval Conditions:*

1.)
2.)
3.)
4.)
5.)
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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*

Our Foundation has reviewed all aspects of Claxton Place within our group and feel that the overall project is definitely in conformance with the QAP, is feasible and viable.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	6	144,909 x 6 units = 869,454	0	159,399 x 0 units = 0	0
2 BR	2	6	176,506 x 6 units = 1,059,036	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	0
<i>Subtotal</i>	<i>12</i>		<i>1,928,490</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	34	133,769 x 34 units = 4,548,146	0	147,145 x 0 units = 0	0
2 BR	2	26	171,988 x 26 units = 4,471,688	0	189,186 x 0 units = 0	0
3 BR	3	0	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>60</i>		<i>9,019,834</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>72</b>		<b>10,948,324</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

We are under cost limits.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

This is a family deal.

**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?**

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: **BBQ, Game nights, Movie Nights**
- 2) On-site enrichment classes Specify: **Job Training and Resume Building Classes, Computer Classes**
- 3) On-site health classes Specify: **Healthy Eating Classes (followed by the BBQ)**
- 4) Other services approved by DCA Specify:

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

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

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

As is our standard, we develop a strong social atmosphere at all our properties.

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**10,944,854**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**10,948,324**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans 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	
B.	5-6 Months	
C.	97.10%	
D.	26.30%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. 

--	--

*Threshold Justification per Applicant*

Our Market Study shows our proposed development will be absorbed within the community.

*DCA's Comments:*

**6 APPRAISALS**

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

Appraiser's Name: 

--

Pass?

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

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans 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?

None noted, Roadway, Aircraft, and Railroad were all below threshold.

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? 

Yes	
No	
No	
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? 

Yes	
-----	--

- 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:

J. Is Contract Addendum included in Application?

*Threshold Justification per Applicant*

The ESA presented information the team already knew about the site. As the site was used as a school in the past it makes sense that we'd find Asbestos and Lead Based Paint, both vital to the healthy

DCA's Comments:

A. <b>Geotechnical Environmental Consultants</b>	
B. <b>No</b>	
C. <b>Yes</b>	
1) <b>Geotechnical Environmental Consultants</b>	
2) <b>&lt;65</b>	

D.	
1) <b>No</b>	
2) <b>No</b>	
a)	
b)	
c)	
3) <b>No</b>	
a)	
b)	
c)	
4)	

**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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

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

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

**8 SITE CONTROL**

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

Pass?	
A. Yes	
B. <<Select>>	
C.	
D. Yes	

*Threshold Justification per Applicant*

The Foundation was able to obtain site control via ground lease with the Board of Education.

*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*

Our site is bordered by 2 streets.

*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) No	
3) No	
4) Yes	
5) N/Ap	
D. Yes	
E. Yes	

*Threshold Justification per Applicant*

Our site, owned by the School Board, is exempt from zoning, see 100101ClaxtonZoningMemo for further detail.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

City of Claxton

*Threshold Justification per Applicant*

2) Electric

Georgia Power

Pass?

1) Yes

2) Yes

There will be no natural gas used at the property.

*DCA's Comments:*

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

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

A1) No

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

2) Yes

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

1) Public water

City of Claxton

2) Public sewer

City of Claxton

B1) Yes

2) Yes

*Threshold Justification per Applicant*

The City of Claxton is the utility provider and has confirmed both availability and capacity.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

Agree

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

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

A1) Room

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

A2) Covered Porch

If "Other", explain here

3) On site laundry type:

A3) Washer and dryer in each unit

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Fitness Center

2) Equipped Computer Center

3)

4)

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

1) HVAC systems

2) Energy Star refrigerators

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

4) Stoves

5) Microwave ovens

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

b. Electronically controlled solid cover plates over stove top burners

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

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

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

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

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

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b)

D.

1)

2)

3a)

3b)

*Threshold Justification per Applicant*

This community will have suitable required amenities that will benefit our residents.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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

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**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*

*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*

Our site plan and pictures give an accurate description of our site and immediate area.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

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

		Pass?	
A.	Agree		
B.	Agree		

*Threshold Justification per Applicant*

We achieve high standards of building sustainability because even if Donald Trump doesn't believe in climate change, we do.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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

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

Name of Accessibility Consultant	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*

We have used Zeffert on a number of our communities and have been very pleased.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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

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**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*

Mike Riley of Martin Riley Associates has designed some amazing communities for us in the past and we look forward to this continued relationship.

*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*

We have a long track record of developing high quality communities in Georgia.

*DCA's Comments:*

Pass?

A.	Yes	
B.	No	
C.		
D.		
E.	<< Select Designation >>	
F.	<< Select Designation >>	

**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*

We have a clean compliance history.

*DCA's Comments:*

Pass?

A.	No	
B.		
C.	Yes	



**PART EIGHT - THRESHOLD CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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

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**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:		

<b>Pass?</b>	
A.	
B1)	
2)	
3)	
C.	

*Threshold Justification per Applicant*

*DCA's Comments:*

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

**If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:**

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

<b>Pass?</b>	
A.	<b>Agree</b>
B.	<b>Agree</b>
C.	<b>Agree</b>
D.	<b>Agree</b>
E.	<b>Agree</b>
F.	<b>Agree</b>
G.	<b>Agree</b>
H.	<b>Agree</b>

*Threshold Justification per Applicant*

As noted above our Foundation strongly believes in supporting everyone in accordance with Fair Housing law.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Our developments have shown to be the best in market wherever we go. By setting a standard above for affordable housing we force others to strive with us to compete.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-052 Claxton Place, Claxton, Evans 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.**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>67</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.	<b>0</b>	<b>0</b>
B.	<b>0</b>	<b>0</b>

**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 - 2017-052 Claxton Place, Claxton, Evans 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.

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	67	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: **72**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
17	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
23.61%	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:	
1	0

0.00%	0.00%
1	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

Scoring Justification per Applicant

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

<b>13</b>	<b>0</b>
<b>Yes</b>	
<b>12</b>	
<b>1</b>	

We will lease the site from the Board of Education. It is on W. Main Street at N. College St., near the middle of the City. Our residents have access to everything Claxton has to offer, including Fruit Cake. Most of our residents can walk to established churches, the library, banks and other services.

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.

<b>2</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
<b>Yes</b>	
<b>Yes</b>	
<b>Yes</b>	
<b>Yes</b>	

**PART NINE - SCORING CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	67	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 Coastal Georgia Coaches has agreed to expand into Evans County, as noted below our contribution in our Community Transformation Plan will call for the purchase of a bus for this fulltime service. We are proving that our commitment is for the betterment of the residents and communities we serve by working to bring resources into our areas of influence.

DCA's Comments:

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

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

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  
Date of Course

3/3/17

Philip E. Searles  
<<Enter Participant's Name here>>

Beverly J. Searles Foundaton  
<<Enter Participant's Company Name here>>

Yes	
-----	--

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

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

Date of Audit

Date of Report

Yes	
-----	--

**A. Sustainable Communities Certification**

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

2

A. Yes/No Yes/No

**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:

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>67 20</b>

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

**Commitments for Building Certification:**

- Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
- Project will meet program threshold requirements for Building Sustainability?
- 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.

**C. Exceptional Sustainable Building Certification**

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

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

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

- A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
- 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.
- For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.

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

*Scoring Justification per Applicant*

Our rural development is only able to qualify for sections B and D, of which our certification will be 15% better than Target Index.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

7	1	0
---	---	---

**A Census Tract Demographics**

3	1	
---	---	--

& Competitive Pool chosen: **Rural**

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

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

Yes	
-----	--

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

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

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

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

**C. Georgia Department of Public Health Stable Communities**

Per Applicant	Per DCA
<input type="text" value="&lt;Select&gt;"/>	<input type="text" value="&lt;Select&gt;"/>

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:*

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<b>TOTALS:</b>	<b>92</b>	<b>67</b>
	<b>10</b>	<b>20</b>
	<b>10</b>	<b>0</b>
	<b>No</b>	

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

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

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

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

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

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

--	--

**A. Community Revitalization**

<b>2</b>	<b>A.</b>	<b>0</b>	
		Yes/No	Yes/No

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?  
 Date Plan originally adopted by Local Govt:  
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:  
 Date(s) Plan reauthorized/renewed by *Local Government*, if applicable:

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

i.)	<b>No</b>	
ii.)	<b>No</b>	

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

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **No**      Census Tract Number: **13-109-9702.00**      Eligible Basis Adjustment:      State Boost

1.		
2.		



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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	Beverly J. Searles	Website	www.bjsfoundation.org		
Contact Name	Philip Searles	Direct Line	(678) 467-6861	Email	psearles@bjsfoundation.org
				Yes/No	Yes/No

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

CBO 1 Name	Brenau University	Purpose:	Healthy Housing Initiative	Letter of Support included?	
Community/neighborhd where partnership occurred		Website	https://www.brenau.edu/healthsciences/		
Contact Name	Wendy Holmes, PhD, OTR/L	Direct Line	(678) 707-5002	Email	wholmes@brenau.edu
				Yes	
CBO 2 Name	Atlanta Housing Authority	Purpose:	Social services and housing asset management	Letter of Support included?	
Community/neighborhd where partnership occurred	Fulton County	Website	www.atlantahousing.org		
Contact Name	Michael D. Wilson	Direct Line	404-685-4374	Email	mike.wilson@atlantahousing.org
				Yes	

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.

The new AHA HomeFlex program (formerly Project-Based Rental Assistance) allows AHA to leverage its relationships with developers like Beverly J. Searles Foundation. For example with support from DCA, AHA and Invest Atlanta, BJS Foundation is about to launch a truly transformation age-restricted community in Vine City. AHA and BJS Foundation are discussing way to foster healthy lifestyles. Just this week BJS Foundation donated goods to support a Healthy Eating Initiative in the form of a Farmer's Market that AHA will host.

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? 5, 8

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	Evans County Schools	Website	http://www.evans.k12.ga.us/ElemSch.cfm		
Contact Name	Martin G. Waters, Ed.D.	Direct Line	912-739-3544	Email	mwaters@evans.k12.ga.us

**2. Quality Transformation Plan**

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

4

2.

<b>4</b>	
Yes	

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?** Yes

i. Transformation Partner 1	Transportation svcs provider	Date of Public Meeting 1 between Partners	4/24/17
Org Name	Coastal Regional Coaches	Date(s) of publication of meeting notice	
Website	http://coastalregionalcoaches.com/CRC/Home.html	Publication(s)	Claxton Enterprise
Contact Name	Don Masisak	Direct Line	(912) 437-0830
Email	dmasiak@crc.ga.gov	Social Media	Evans County Schools Facebook
Role	Rural Public Transportation	Mtg Locatn	Evans County Board of Education
			Which Partners were present at Public Mtg 1 between Partners?
			<b>2 only</b>

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<b>TOTALS:</b>	<b>92</b>	<b>67</b>
		<b>20</b>

ii. Transformation Partner 2	Local K-12 school district rep	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partners	5/11/17
Org Name	Evans County Schools		Date(s) of publication of meeting notice	May 10 and May 3
Website	http://www.evans.k12.ga.us/ElemSch.cfm		Publication(s)	Claxton Enterprise
Contact Name	Martin G. Waters, Ed.D.	Direct Line 912-739-3544	Social Media	School Board blast email
Email	mwaters@evans.k12.ga.us		Mtg Locatn	Veteran's Community Center, 818 W. Main St., Claxton
Role	Community Quarterback		Which Partners were present at Public Mtg 2 between Partners?	2 only
b) Citizen Outreach	Choose either "i" or "ii" below for (b).			Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. Yes
or	Nbr of Respondents			36
ii. Public Meetings				ii.
Meeting 1 Date	5/11/17	Dates: Mtg 2	Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice	May 3 and May 10	Public Mtg 2 reqmt met by req'd public mtg between Transformtn Partners?		
Publication(s)	Claxton Enterprise	Publication(s)		
Social Media	School Board blast email	Social Media		
Meeting Location	Veteran's Community Center, 818 W. Main St., Claxton	Mtg Locatn		
Copy(-ies) of published notices provided in application binder?	Yes	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	Morbidity rates in Evans County are among the worst in the State			
Goal for increasing residents' access	Heathly Housing initiative to expand outside the walls of Claxton Place.			
Solution and Who Implements	BJS Foundation with Accordia Healthcare, LLC			
Goal for catalyzing neighborhood's access	We met with the ED HOGARC {Regional Commission} and have spoken to staff members about Wellness programs.			
Solution and Who Implements	Also the Community Quarterback and Evans Family Connections (the GaFCP affiliate in Claxton) are determining how to start a health clinic, at Claxton Elem			
ii. Local Population Challenge 2	No public transportation			
Goal for increasing residents' access	Expand Coastal Regional Coaches in Evans County			
Solution and Who Implements	BJS will fund, upon the award and partnership closing, a van for Coastal Regional Coaches or make other financial contributions to assure CRC transportati			
Goal for catalyzing neighborhood's access				
Solution and Who Implements				
iii. Local Population Challenge 3	Community exercise facility			
Goal for increasing residents' access				
Solution and Who Implements	Evans County Schools and BJS Foundation are beginning to plan a repurposing of the historic school on the east side of N. College St.			
Goal for catalyzing neighborhood's access				
Solution and Who Implements	Repurposing the Historic School can include community space comparable to a small YMCA. We are exploring impact of the new "Georgia Agribusiness ar			
iv. Local Population Challenge 4	Not enough retail and restaurant			
Goal for increasing residents' access	A handful of new establishments			
Solution and Who Implements	Claxton-Evans County Economic Development Authority is aggressively searching for more employers including those associated with or benefiting from the			
Goal for catalyzing neighborhood's access	More housing			
Solution and Who Implements	BJS Foundation, DCA, AEP and USDA			
v. Local Population Challenge 5	Shrinking population and tax base			
Goal for increasing residents' access	Claxton-Evans County Economic Development Authority success.			
Solution and Who Implements	Claxton-Evans County Economic Development Authority is aggressively searching for more employers including those associated with or benefiting from the			
Goal for catalyzing neighborhood's access	The School Board and BJS Foundation Phase 2 creation of a performing arts center will become a regional draw.			

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>67</b>	<b>20</b>

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance **50,000**

**Family**

4	<b>4</b>	
1	<b>1</b>	

Source	Beverly J. Searles Foundation, Inc.	Bank Name	The Claxton Bank
Contact	David Searles	Account Name	Open before July 1, 2018
Email	dsearles@mba1970.hbs.edu	Bank Website	http://www.theclaxtonbank.com/about-history.html
Bank Contact		Contact Email	

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

Description of Use of Funds: The Community Improvement Fund will be created AFTER the DCA Tax Credit Allocation but before July 1, 2018 if this application is successful.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. The Community Improvement Fund will be 100% controlled by the Community Quarterback to fulfill the EDUCATION & TRANSPORTATION goals of the Community Transformation Plan.

**2. Long-term Ground Lease**

1	<b>2</b>	<b>1</b>	
---	----------	----------	--

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

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Rural**

2	<b>3</b>	<b>2</b>	
---	----------	----------	--

Unrelated Third-Party Name	Evans County Schools	Improvement Completion Date	
Unrelated Third-Party Type	<b>Additional documentation required - see QAP.</b> Government		

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: Using Historic Tax Credits and other funds to rehab and repurpose the historic Claxton Elementary School, a beautiful two-story brick building at 4 N. College Street, Claxton. Also Governor Deal recently signed new legislation "Georgia Agibusness and Rural Jobs Act".

Description of Investment's Furtherance of Plan: New Community Center and Auditorim for cultural events. Repurposing also to include new HQ for Evans County Schools. Also land for Phase 2 housing in 2020.

Description of how the investment will serve the tenant base for the proposed development: Employment opportunities. New Community Center and after-school programs. Repurpose existing auditorium -- larger than even downtown Statesboro to become a regional draw for educational and cultural events. This is located less than 100 feet from the new housing community

Full Cost of Improvement	1,500,000	Total Development Costs (TDC):	10,944,854
as a Percent of TDC:	13.7051%		

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<b>TOTALS:</b>	<b>92</b>	<b>20</b>
10	<b>67</b>	<b>20</b>
D.		
1.	<b>Yes</b>	
2.	<b>No</b>	

**D. Community Designations**

*(Choose only one.)*

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

*Scoring Justification per Applicant*

As the Community Transformation Plan is new, we would like to again point out that the City (mayor and Economic Development Director) reached out to our Foundation in September 2016 at the GICH conference in Gainesville, GA. As such, there was not an RFP process for our selection, we began the process of a CTP before the CTP even existed. As the QAP came out we did have to work with the City to ensure that what we were doing would qualify however we don't see that as precluding our participation in this section.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

Competitive Pool chosen:

**Rural**

**4**

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

**A. Phased Developments**

Phased Development?

**No**

**0**

**3**

--	--

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

**B. Previous Projects (Flexible Pool)**

*(choose 1 or 2)*

**3**

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

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

1. **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**

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

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

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

**3**  
**1**  
**2**

1.	<b>3</b>	
2.		
3.		

*Scoring Justification per Applicant*

There has not been an award of LIHTCs in Claxton in over 5 years.

*DCA's Comments:*

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	67	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*

This is an interesting market, we have a higher demand for market units than affordable. That doesn't mean we should neglect our residents that need help though.

*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**

Beverly J. Searles Foundation

Nonprofit Setaside selection from Project Information tab:

Yes

Is the applicant claiming these points for this project?

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

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

*DCA's Comments:*

	3	
	Yes/No	Yes/No
	N/a	

**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 **72**

MGP	Beverly J. Searles Service Corporatic	0.0100%	Philip E. Searles	NPSponsr	Beverly J. Searles Foundation	0.0000%	Richard D. Searl
OGP1	0	0.0000%	0	Developer	Beverly J. Searles Service Corporatio	0.0000%	Philip E. Searles
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
State LP	Affordable Equity Partners	1.0000%	Brian Kimes				

*Scoring Justification per Applicant*

*DCA's Comments:*

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Score Value	Self Score	DCA Score
92	67	20

**TOTALS:**

2	1	0
1	1	

**14. DCA COMMUNITY INITIATIVES**

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

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

1. Identifies the project as located within their GICH community: Evans County
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: **Claxton** County: **Evans** QCT? **No** Census Tract #: **13-109-9702.00**

Scoring Justification per Applicant

DCA's Comments:

Evans County is a sophomore GICH community and are still working on their entire plan. They have identified though

B.		
----	--	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

4

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,450,000
<b>Total</b>	<b>1,450,000</b>

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

Total Qualifying Sources (TQS):

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

10,944,854
13.2482%

0.0000%

Our USDA 538 letter is our leveraging of public resources.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>67</b>
	<b>3</b>	<b>20</b>

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

Ranking Pts	Value	Range	Ranking Pts
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 5		6.
	0 - 40		<b>Total:</b>

**17. INTEGRATED SUPPORTIVE HOUSING**

**A. Integrated Supportive Housing/ Section 811 RA**

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

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

7
50
5
28

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

**B. Target Population Preference**

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

3	0	0
1.		
2.		

Scoring Justification per Applicant

Applicant agrees to accept Section 811 PBRA if selected by the DCA.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

**A. Historic and Adaptive Reuse**

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

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

0
0
72
0.00%

2	0	0
2		

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

**B. Historic**

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

Nbr Historic units:  
Total Units  
% of Total

0
72
0.00%

1		
---	--	--

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	67	20
	3	3	0

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

**19. HEALTHY HOUSING INITIATIVES**

(choose A or B or C)

Pre-requisites:

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

the walls of Claxton Place. The paragraphs below summarize the pages from the CTP>

The Healthy Housing Initiative for Claxton Place addresses the needs of Claxton County residents identified using the Centers for Disease Control and Prevention – Community Health Status Indicators website and the Online Analytical Statistical Information System (Oasis). Identified risks include: adult obesity, ischemic heart and vascular disease, Alzheimer's, COPD, primary care provider access, uninsured, limited access to healthy activities, cost barrier to care. These risks can all be addressed with monthly health screenings and personal health knowledge, teaching and understanding. The detailed health risk assessment, including biometric screenings and diagnostic screenings proposed by Accordia Healthcare will address these risk factors.

The proposed Health Initiative targets the proposed Claxton Place Community by providing on site to access to health screenings that may otherwise be unavailable due to access to the lack of access to transportation, cost, and convenience. Accordia Healthcare proposes screenings available on a monthly basis as well as using the results to provided targeted and detailed education to reduce risks and improve health and lifestyle for residents at Claxton Place.

**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) Screening for diseases such as high blood pressure or diabetes	Monthly	\$0-\$10
b) Health Risk assessments	Monthly	\$0-\$10
c) Blood pressure	Monthly	\$0-\$10
d) Classes in Healthy Living	Monthly	\$0-\$10

**B. Healthy Eating Initiative**

2      0      0

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

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

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		



**PART NINE - SCORING CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>67</b>
	2	0
		0

**C. Healthy Activity Initiative**

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail \_\_\_\_\_ miles

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

2.	
----	--

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

<b>3</b>	<b>1</b>	<b>0</b>
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Evans County School District

Family

--	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High	Claxton Middle School	6-8	No	87.50	80.10	73.60	80.40	Yes	
c) High									
d) Primary/Elementary									
e) Middle/Junior High	Claxton Middle School	6-8	No						
f) High									

Scoring Justification per Applicant

The Claxton Middle School qualifies for points in the Quality Education Area. We have included in Tab 41 details for 2013, 2014 and 2015 for Claxton Middle.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>67</b>	<b>20</b>
<b>2</b>	<b>0</b>	<b>0</b>

**TOTALS:**

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

Claxton
Evans
Evans Co.
Non-MSA
Rural

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score

Deductions

Additions

Scoring Justification per Applicant

Our Foundation has no adverse performance or compliance issues with any tax credit property

DCA's Comments:

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

**TOTAL POSSIBLE SCORE**

**92**

<b>67</b>	<b>20</b>
-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

**PART NINE - SCORING CRITERIA - 2017-052 Claxton Place, Claxton, Evans County**

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
-----------------------	----------------------

**TOTALS:**

**92**

<b>67</b>	<b>20</b>
-----------	-----------

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

Section 7: Our community qualifies for 1 point in stable community based on FFIEC data.

Section 11: As always, we forgo our cancelation option for 5 years.

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

Claxton Place  
Claxton, Evans County

A significant advantage of this CTP is that we have strong Community Quarterback -- Evans County Schools represented by the School Superintendent Dr. Marty Waters.

- o The Community Quarterback will be in TOTAL control of the \$50,000 Community Improvement Fund.
- o BJS Foundation will create and fund the Community Improvement Fund before July 1, 2018. Funds will be deposit at a bank in Claxton.
- o In addition to the Community Improvement Fund, BJS Foundation has agreed to cash investments for transportation.
- o BJS Foundation has also pledged funds in addition to the \$50,000 Community Improvement Fund to plan the repurposing of the Historic School at the northeast corner of N. College St. and W. Main St. Using a variety of funding sources such as the new Georgia Rural Tax Credit effective July 1, 2017 plus Federal and State Historic Tax Credits plus New Markets Tax Credits plus other sources, Evans County Schools will repurpose the Historic School. In addition to offices and a community center, we hope to renovate the auditorium to become one of the largest performing arts and special events facilities in the region.

Evans County has not had any new housing in 10 years. Claxton Place is proposed to partially solve a critical gap. Currently new teachers (recent graduates of Georgia Southern, Savannah State, UGA, etc.) must drive 30 to 45 minutes. Dr. Marty Waters, the new School Superintendent, has stated publicly that these new teachers spend \$3,400 per annum in travel costs to Claxton. Dr. Waters wants to make even better CCRPI improvements in the future. In fact, that is one reason he is the Community Quarterback for this Community Transformation Plan. But to accomplish that goal, Dr. Waters needs every recruitment tool possible. Thus the Board of Education has agreed to the Ground Lease with the understanding that BJS Foundation will include Market Rate housing that can help attract new teachers whose starting salaries at \$32,000+ are way above Tax Credit rents. The Innovative Project Concept is that BJS Foundation will have 22 unrestricted units, both Villas and Flats. Most Rural housing developers want HOME loans or no debt. But using the leveraging of USDA perm debt, BJS Foundation can respond to the letter from Evans County Schools asking for the MAXIMUM number of units feasible for "over income" residents.

Please see the letter from Evans County Schools regarding housing for teachers. We believe that this will be important for the Community Transformation Plans that we expect to pursue in 2018 and beyond. As a not-for-profit 501(c)(3), BJS Foundation expects to further leverage funding sources via Grants and Program Related Investments to advance this Innovative Project Concept in Claxton and other future CTP's.

Another justification for our Innovative Project Concept is our Target Market. We want to attract the 75-year old Vietnam Veteran to be able to have his 25 year old granddaughter live next door to him after her third tour in Afghanistan, Iraq or Syria. We want them to be able to help, counsel and support one another. Yet without the Market Rate (unrestricted tenant income) we cannot handle many veterans. Again our reason for USDA perm loan is to allow more over-income veterans to live here.

Another reason is our Target Marketing to Atlanta area retirement age folks with this pitch—  
"Retire to safe, comfortable hassle free living in Claxton close to new friends, a super Rotary Club, great churches and Evans Memorial Hospital. Stretch your Social Security dollars thanks to our rents lower than Atlanta."

BJS Foundation commits to report to DCA at least annually regarding the results of this Innovative Project Concept for 5 years or more. How many teachers? How many over-income residents?

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

Claxton Place  
Claxton, Evans County

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

Claxton Place

Claxton, Evans County

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



**Scoring Section 16 - Innovative Project Concept Narrative**

Claxton Place  
Claxton, Evans County





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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]