

Project Narrative
The Onion Patch
Vidalia, Toombs County

Vidalia, Georgia is home to the world famous Vidalia Onion. Located in Toombs County, Vidalia is the largest city. The Onion Patch is our play on this historic city's greatest export. Located centrally within the city, the 72 unit facility will set a new bar for the existing affordable housing in the community. Our residents could be employees of the Meadows Regional Medical Center or Charcol Daddies, both located within 2 miles of our site. We know the vibrant community of Vidalia is a wonderful place to call home for anyone so we are proud to bring our Foundation's award winning approach at community building to this central community.

Our community will feature both a single three story building as well as our cottage units to provide a diversity of housing options that will meet the demand of the local renting population. Rents will begin at \$383 and go to \$675, while offering a mix of 50%, 60%, and market units. Our residents will enjoy game nights, movie nights, and BBQs (although they might get an earful at the healthy eating classes).

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 - 2017-053 The Onion Patch, Vidalia, Toombs 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:

2017-053

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ <input style="width: 100px;" type="text" value="804,994"/>	DCA HOME (from Consent Form) \$ <input style="width: 100px;" type="text" value="-"/>
II. TYPE OF APPLICATION	Competitive Round -----> Pre-Application Number (if applicable) - use format 2017PA-###	<<Enter Pre-App Nbr>>
	Have any changes occurred in the project since pre-application?	<<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?

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Philip E. Searles		Title	President
Address	5030 Nesbit Ferry Lane		Direct Line	
City	Atlanta		Fax	
State	GA	Zip+4	30350-0000	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	The Onion Patch		Phased Project?	No
Site Street Address (if known)	105 Melvin Page Drive		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	105 Melvin Page Drive		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 32.200936	Longitude: -82.389784	Acreage	11.0000
City	Vidalia	9-digit Zip**	30474-0000	Census Tract Number
Site is predominantly located:	Within City Limits	County	Toombs	13 279 9704.00
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	QCT? Yes
		Overall:	Rural	DDA? Yes
				HUD SA: Non-MSA Toombs Co.

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

Congressional	State Senate	State House
12	19	156

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

Political Jurisdiction

City of Vidalia	Website	http://www.vidaliaga.com/
Name of Chief Elected Official	Title	Mayor
Address	City	Vidalia
Zip+4	Phone	(912) 537-8718
	Email	mayor@vidaliaga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

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

PART ONE - PROJECT INFORMATION - 2017-053 The Onion Patch, Vidalia, Toombs County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	50	0
Number of 50% Units	15	0
Number of 60% Units	35	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	40,014
Total Unrestricted (Market) Residential Unit Square Footage	19,238
Total Residential Unit Square Footage	59,252
Total Common Space Unit Square Footage	0
Total Square Footage from Units	59,252

Total Common Area Square Footage from Nonresidential areas	14,000
Total Square Footage	73,252

(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		Elderly	
Family or Sr, show # Units:	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
------------------------	---

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

20% of HOME-Assisted Units at 50% of AMI No

VIII. SET ASIDES

A. LIHTC:

Nonprofit Yes

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-053 The Onion Patch, Vidalia, Toombs 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	Lovejoy Place	Direct	8		
Beverly J. Searles Foundation	Claxton 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

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 - 2017-053 The Onion Patch, Vidalia, Toombs County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

B. Existing properties: currently an Extension of Cancellation Option? If yes, expiration year: Nbr yrs to forgo cancellation option:

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

C. Is there a Tenant Ownership Plan?

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

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

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

Amenities?	<input type="text" value="No"/>	Qualification Determination?	<input type="text"/>
Architectural Standards?	<input type="text" value="No"/>	Payment and Performance Bond (HOME only)?	<input type="text"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	<input type="text" value="No"/>	Other (specify):	<input type="text"/>
HOME Consent?	<input type="text" value="No"/>	State Basis Boost (extraordinary circumstances)	<input type="text"/>
Operating Expense?	<input type="text" value="No"/>	If Yes, new Limit is ----->:	<input type="text"/>
Credit Award Limitation (extraordinary circumstances)?	<input type="text" value="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	<input type="text" value="September 1, 2019"/>

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

--	--

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-053 The Onion Patch, Vidalia, Toombs County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

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 Vidalia 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	30350-0000	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 - 2017-053 The Onion Patch, Vidalia, Toombs County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

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			
GA		Zip+4	30350-1116	Direct line	
		E-mail			
				Cellular	(678) 467-6861

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

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			
		Zip+4		Direct line	
		E-mail			
				Cellular	

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		
GA		Zip+4	30327-2216	Direct line	(573) 443-2021
(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			
GA		Zip+4	30327-2216	Direct line	(573) 443-2021
		E-mail	rstevens@fairwaymanagement.com		
				Cellular	(573) 268-3474

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-053 The Onion Patch, Vidalia, Toombs County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

D. ATTORNEY	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		

E. ACCOUNTANT	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		

F. ARCHITECT	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.)

A. LAND SELLER (If applicable)	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?		
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?		
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.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-053 The Onion Patch, Vidalia, Toombs County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

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.	
	<i>If yes, explain</i> 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

--	--

PART THREE - SOURCES OF FUNDS - 2017-053 The Onion Patch, Vidalia, Toombs 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	1,475,000	4.500%	18
Mortgage B	Sterling Bank Equity Bridge Loan		5.500%	18
Mortgage C		6,148,473		
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners	968,091		
State Housing Credit Equity	Affordable Equity Partners	456,552		
Other Type (specify)	GP & LP Equity			
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		9,048,116		
Total Construction Period Costs from Development Budget:		9,048,116		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-053 The Onion Patch, Vidalia, Toombs 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	1,475,000	4.500%	40	40	79,573	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	2.31% Beverly J. Searles Foundation	32,332	0.000%	15	15		Cash Flow

Total Cash Flow for Years 1 - 15: 402,308
 DDF Percent of Cash Flow (Yrs 1-15) **8.037%** 8.037%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners	6,453,943					
State Housing Credit Equity	Affordable Equity Partners	3,043,683					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: GP & LP Equity		110					
Other:							
Other:							
Total Permanent Financing:		11,005,068					
Total Development Costs from Development Budget:		11,005,068					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
6,520,451	-66,508.40	59%
2,978,478	65,205.20	28%
		<u>86%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

--	--

PART FOUR - USES OF FUNDS - 2017-053 The Onion Patch, Vidalia, Toombs County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				5,000	5,000				
Market Study				8,500	8,500				
Environmental Report(s)				17,000	17,000				
Soil Borings				13,320	13,320				
Boundary and Topographical Survey				16,200	16,200				
Zoning/Site Plan Fees				8,000	8,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	68,020	-	-	-	
ACQUISITION					ACQUISITION				
Land				200,000				200,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)				10,000				10,000	
Existing Structures									
				Subtotal	210,000	-	-	210,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	100,000		1,100,000	1,080,000			20,000	
Site Construction (Off-site)									
				Subtotal	1,100,000	-	-	20,000	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				5,328,396	5,328,396				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	5,328,396	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		385,703	385,703				
Builder Overhead	6.000%	385,704	6.000%	128,567	128,567				
General Requirements*	2.000%	128,568	2.000%	385,703	385,703				
	6.000%	385,704	6.000%	899,973	899,973				
*See QAP: General Requirements policy	14.000%	899,975		Subtotal	899,973	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs	Average TCHC:			7,328,369.00	101,782.90 per Res'l unit	101,782.90 per unit	100.04 per total sq ft		
					123.68 per Res'l unit SF	123.68 per unit sq ft			
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			4.99%	366,000	366,000				

PART FOUR - USES OF FUNDS - 2017-053 The Onion Patch, Vidalia, Toombs County

I. DEVELOPMENT BUDGET (cont'd)

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest	61,482	61,482			
Construction Loan Fee	30,375	2,170			28,205
Construction Loan Interest	310,000	230,000			80,000
Construction Legal Fees	20,400	1,464			18,936
Construction Period Inspection Fees	6,000	6,000			
Construction Period Real Estate Tax	4,000	4,000			
Construction Insurance	12,000	12,000			
Title and Recording Fees	21,000	21,000			
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 >>					
Subtotal	465,257	338,116	-	-	127,141
PROFESSIONAL SERVICES					
Architectural Fee - Design	201,600	201,600			
Architectural Fee - Supervision					
Green Building Consultant Fee Max: 20,000	18,000	18,000			
Green Building Program Certification Fee (LEED or Earthcraft)	14,400	14,400			
Accessibility Inspections and Plan Review	8,000	8,000			
Construction Materials Testing	15,000	15,000			
Engineering	56,000	56,000			
Real Estate Attorney	35,000	35,000			
Accounting	12,000	12,000			
As-Built Survey	13,000	13,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	373,000	373,000	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 2,833					
Building Permits	35,000	35,000			
Impact Fees	25,000	25,000			
Water Tap Fees waived? <input type="text" value="No"/>	72,000	72,000			
Sewer Tap Fees waived? <input type="text" value="No"/>	72,000	72,000			
Subtotal	204,000	204,000	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	-	-	-	-	-

PART FOUR - USES OF FUNDS - 2017-053 The Onion Patch, Vidalia, Toombs County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,500				5,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	64,400	64,400				64,400
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)						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	127,500				127,500
		EQUITY COSTS				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		6,000				6,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	6,000				6,000
		DEVELOPER'S FEE				
Developer's Overhead	20.684%	289,570	289,570			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	79.316%	1,110,430	1,110,430			
	Subtotal	1,400,000	1,400,000	-	-	-
		START-UP AND RESERVES				
Marketing		40,000				40,000
Rent-Up Reserves	75,712	75,712				75,712
Operating Deficit Reserve:	191,210	191,210				191,210
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 >>						
	Subtotal	456,922	150,000	-	-	306,922
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		11,005,068	10,207,505	-	-	797,563
Average TDC Per:	Unit:	152,848.17	Square Foot:	150.24		

PART FOUR - USES OF FUNDS - 2017-053 The Onion Patch, Vidalia, Toombs County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type:

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" <Enter detailed description here; use Comments section if needed>"/>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	10,207,505	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	10,207,505	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	13,269,757	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	67.53%	67.53%	67.53%
Qualified Basis	8,961,318	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	806,519	0	0
Total Basis Method Tax Credit Calculation		806,519	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

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

11,011,518	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):		
11,005,068				
1,475,110				
9,529,958	Funding Amount	<input type="text" value=" 0"/>	Hist Desig	<input type="text" value=""/>
/ 10				
952,996	Federal	<input type="text" value=" 0.8100"/>	+	State
1.1800	=			<input type="text" value=" 0.3700"/>
807,624				
806,519				
804,994				
804,994				

PART FOUR - USES OF FUNDS - 2017-053 The Onion Patch, Vidalia, Toombs 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 - 2017-053 - The Onion Patch - Vidalia - Toombs, 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 >>

[Empty description box for Other Construction Hard Costs]

[Empty justification box for Other Construction Hard Costs]

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

[Empty description box for Construction Period Financing]

[Empty justification box for Construction Period Financing]

Total Cost

Total Basis

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

[Empty description box for Construction Period Financing]

[Empty justification box for Construction Period Financing]

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

[Empty description box for Professional Services]

[Empty justification box for Professional Services]

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-053 The Onion Patch, Vidalia, Toombs 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						
Total Utility Allowance by Unit Size					0	92	117	0	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

DCA Utility Allowance		
January 1, 2017	Structure	Townhome

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						
Total Utility Allowance by Unit Size					0	92	117	0	0

*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

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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	4	8	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	13,389	15,036	0	0	28,425
0	7,089	4,500	0	0	11,589
0	20,478	19,536	0	0	40,014
0	6,478	12,760	0	0	19,238
0	26,956	32,296	0	0	59,252
0	0	0	0	0	0
0	26,956	32,296	0	0	59,252

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

9,277

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	57,500
Maintenance Salaries & Benefits	42,500
Support Services Salaries & Benefits	30,000
Other (describe here)	
Subtotal	130,000

On-Site Office Costs

Office Supplies & Postage	8,600
Telephone	4,800
Travel	750
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	6,000
Other (describe here)	
Subtotal	20,150

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 Inspection	1,642
Subtotal	32,480

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	500
Accounting	9,000
Advertising	6,000
Other (describe here)	
Subtotal	15,500

Utilities (Avg\$/mth/unit)

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

Taxes and Insurance

Real Estate Taxes (Gross)*	38,053
Insurance**	16,200
Other (describe here)	
Subtotal	54,253

Management Fee:

	22,001
328.57 Average per unit per year	
27.38 Average per unit per month	

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

TOTAL OPERATING EXPENSES 302,848

Average per unit 4,206.22
 Total OE Required 216,000

Replacement Reserve (RR) 18,000

Proposed average RR/unit amount:	250	
Minimum Replacement Reserve Calculation		
<u>Unit Type</u>	<u>Units x RR Min</u>	<u>Total by Type</u>
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	72 units x \$250 =	18,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	72	18,000

TOTAL ANNUAL EXPENSES 320,848

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: http://qpublic7.qpublic.net/ga_tax_estimator.php?county=ga_toombs
 With a property value of \$3.2mm

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-053 The Onion Patch, Vidalia, Toombs 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:	-1.14%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	463,872	473,149	482,612	492,265	502,110	512,152	522,395	532,843	543,500	554,370
Ancillary Income	9,277	9,463	9,652	9,845	10,042	10,243	10,448	10,657	10,870	11,087
Vacancy	(33,120)	(33,783)	(34,459)	(35,148)	(35,851)	(36,568)	(37,299)	(38,045)	(38,806)	(39,582)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(280,847)	(289,272)	(297,951)	(306,889)	(316,096)	(325,579)	(335,346)	(345,406)	(355,769)	(366,442)
Property Mgmt	(22,001)	(22,441)	(22,890)	(23,348)	(23,815)	(24,291)	(24,777)	(25,273)	(25,778)	(26,294)
Reserves	(18,000)	(18,540)	(19,096)	(19,669)	(20,259)	(20,867)	(21,493)	(22,138)	(22,802)	(23,486)
NOI	119,181	118,576	117,869	117,056	116,132	115,091	113,928	112,638	111,216	109,654
Mortgage A	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)
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	34,608	34,004	33,297	32,483	31,559	30,518	29,356	28,065	26,643	25,081
DCR Mortgage A	1.50	1.49	1.48	1.47	1.46	1.45	1.43	1.42	1.40	1.38
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.50	1.49	1.48	1.47	1.46	1.45	1.43	1.42	1.40	1.38
Oper Exp Coverage Ratio	1.37	1.36	1.35	1.33	1.32	1.31	1.30	1.29	1.28	1.26
Mortgage A Balance	1,461,527	1,447,435	1,432,695	1,417,278	1,401,153	1,384,287	1,366,647	1,348,196	1,328,897	1,308,712
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-053 The Onion Patch, Vidalia, Toombs 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:	-1.14%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	565,457	576,767	588,302	600,068	612,069	624,311	636,797	649,533	662,523	675,774
Ancillary Income	11,309	11,535	11,766	12,001	12,241	12,486	12,736	12,991	13,250	13,515
Vacancy	(40,374)	(41,181)	(42,005)	(42,845)	(43,702)	(44,576)	(45,467)	(46,377)	(47,304)	(48,250)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(377,435)	(388,758)	(400,421)	(412,433)	(424,806)	(437,550)	(450,677)	(464,197)	(478,123)	(492,467)
Property Mgmt	(26,820)	(27,356)	(27,903)	(28,461)	(29,030)	(29,611)	(30,203)	(30,807)	(31,423)	(32,052)
Reserves	(24,190)	(24,916)	(25,664)	(26,434)	(27,227)	(28,043)	(28,885)	(29,751)	(30,644)	(31,563)
NOI	107,947	106,091	104,076	101,897	99,546	97,016	94,301	91,391	88,280	84,957
Mortgage A	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)
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	23,375	21,518	19,503	17,324	14,973	12,444	9,728	6,819	3,707	384
DCR Mortgage A	1.36	1.33	1.31	1.28	1.25	1.22	1.19	1.15	1.11	1.07
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.36	1.33	1.31	1.28	1.25	1.22	1.19	1.15	1.11	1.07
Oper Exp Coverage Ratio	1.25	1.24	1.23	1.22	1.21	1.20	1.18	1.17	1.16	1.15
Mortgage A Balance	1,287,600	1,265,517	1,242,420	1,218,262	1,192,995	1,166,566	1,138,923	1,110,011	1,079,770	1,048,140
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-053 The Onion Patch, Vidalia, Toombs 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:	-1.14%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	689,289	703,075	717,137	731,479	746,109	761,031	776,252	791,777	807,612	823,765
Ancillary Income	13,786	14,062	14,343	14,630	14,922	15,221	15,525	15,836	16,152	16,475
Vacancy	(49,215)	(50,200)	(51,204)	(52,228)	(53,272)	(54,338)	(55,424)	(56,533)	(57,664)	(58,817)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(507,241)	(522,458)	(538,132)	(554,276)	(570,904)	(588,031)	(605,672)	(623,842)	(642,558)	(661,834)
Property Mgmt	(32,693)	(33,347)	(34,014)	(34,694)	(35,388)	(36,096)	(36,818)	(37,554)	(38,305)	(39,071)
Reserves	(32,510)	(33,485)	(34,490)	(35,525)	(36,590)	(37,688)	(38,819)	(39,983)	(41,183)	(42,418)
NOI	81,416	77,647	73,640	69,387	64,877	60,099	55,044	49,700	44,056	38,100
Mortgage A	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)
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	(3,157)	(6,926)	(10,933)	(15,186)	(19,696)	(24,474)	(29,529)	(34,873)	(40,517)	(46,473)
DCR Mortgage A	1.02	0.98	0.93	0.87	0.82	0.76	0.69	0.62	0.55	0.48
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.02	0.98	0.93	0.87	0.82	0.76	0.69	0.62	0.55	0.48
Oper Exp Coverage Ratio	1.14	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	1,015,057	980,454	944,261	906,406	866,812	825,398	782,083	736,777	689,390	639,826
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-053 The Onion Patch, Vidalia, Toombs 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:	-1.14%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	840,240	857,045	874,186	891,669	909,503
Ancillary Income	16,805	17,141	17,484	17,833	18,190
Vacancy	(59,993)	(61,193)	(62,417)	(63,665)	(64,938)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(681,689)	(702,140)	(723,204)	(744,900)	(767,247)
Property Mgmt	(39,853)	(40,650)	(41,463)	(42,292)	(43,138)
Reserves	(43,691)	(45,001)	(46,351)	(47,742)	(49,174)
NOI	31,818	25,201	18,234	10,903	3,195
Mortgage A	(79,573)	(79,573)	(79,573)	(79,573)	(79,573)
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	(52,754)	(59,372)	(66,339)	(73,670)	(81,378)
DCR Mortgage A	0.40	0.32	0.23	0.14	0.04
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.40	0.32	0.23	0.14	0.04
Oper Exp Coverage Ratio	1.04	1.03	1.02	1.01	1.00
Mortgage A Balance	587,985	533,762	477,049	417,730	355,686
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-053 The Onion Patch, Vidalia, Toombs County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.14%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="5.00%"/>
Expense Growth Rate (3.00%)	<input type="text" value="No"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value=""/>
Percent of Effective Gross Income	<input type="text" value="Yes"/>	--> If Yes, indicate actual percentage:	<input type="text" value="5.000%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The Onion Patch will help transform not only the affordable housing stock in Vidalia but will also improve the access to education

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Row House						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	4	144,909 x 4 units = 579,636	0	159,399 x 0 units = 0	0
2 BR	2	8	176,506 x 8 units = 1,412,048	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>1,991,684</i>	<i>0</i>		<i>0</i>
Walkup						
Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Elevator						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	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>
Total Per Construction Type	72		11,011,518	0		0

Threshold Justification per Applicant

DCA's Comments:

While there are reasons the Valdosta MSA isn't a great comparison for all rural sites we are within the 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?

Agree

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

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

BBQ, Game nights, Movie Nights
Job Training and Resume Building Classes, Computer Classes
Healthy Eating Classes (followed by the BBQ)

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:

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

11,005,068

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

11,011,518

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

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs 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.

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

--

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs 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.	92.20%	
D.	18.20%	

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

There have been no LIHTC deals in the last 5+ years.

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

No Appraisal is needed.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

A. **GEC, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **GEC, Inc.**
2) **<65**

No major items noted, No major roads or highways were found within 1,000 feet, no other railways were found within 3,000 feet, no other civil airports were found within five miles, and no military

D. Is the subject property located in a:

D.

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

1) **No**
2) **No**
a)
b)
c)
3) **Yes**
a) **40.700%**
b) **No**
c) **Yes**
4) **No**

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

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

- 9) Mold? **No**
- 10) PCB's? **No**
- 11) Radon? **No**

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

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

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

1)
2)
3)
G.

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

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

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

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

Our Phase 1 notes the wetlands and our land planner has successfully plotted a site that will preserve the wetlands.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs 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.	No

Threshold Justification per Applicant

There is a PSA contract in the application detailing the agreement.

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

There is a current road access to our site.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

Our site has been zoned prior to our acquisition, no special conditions exist for our development.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

1) Gas

Atlanta Gas and Light

Threshold Justification per Applicant

2) Electric

Georgia Powder

Pass?

1) Yes

2) Yes

We have power and gas, although we won't use the gas.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?

A1)

2)

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

1) Public water

City of Vidalia

2) Public sewer

City of Vidalia

B1)

2)

Yes

Yes

Threshold Justification per Applicant

We have water and sewer, but will most likely have to loop the water line.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

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

A.

Agree

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

A1) Room

A2) Gazebo

If "Other", explain here

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:

C.

Agree

- 1) HVAC systems
- 2) Energy Star refrigerators
- 3) Energy Star dishwashers (not required in senior USDA or HUD properties)
- 4) Stoves
- 5) Microwave ovens
- 6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR
- b. Electronically controlled solid cover plates over stove top burners

1)

2)

3)

4)

5)

6a)

6b)

Yes

Yes

Yes

Yes

Yes

Yes

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

D.

- 1) Elevators are installed for access to all units above the ground floor.
- 2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors
- 3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988
- b. If No, was a DCA Architectural Standards waiver granted?

1)

2)

3a)

3b)

Threshold Justification per Applicant

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

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

Threshold Justification per Applicant

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 - 2017-053 The Onion Patch, Vidalia, Toombs County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

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

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

Pass?			
A1).	Yes		
2)	Yes		
3)			
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 - 2017-053 The Onion Patch, Vidalia, Toombs County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)	Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
2) Major Bldg Component Materials & Upgrades (select one)	Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

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

1)	
2)	

Threshold Justification per Applicant

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:

Pass?	
Yes	
A.	
B.	
1) Yes	
2) Yes	
C.	
1)	
2)	

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 submitted all documents in our application for qualifications.

DCA's Comments:

Pass?	
A. Yes	
B.	
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.	

PART EIGHT - THRESHOLD CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

Pass?	
A.	
B1)	
2)	
3)	
C.	

- 1) Number of Over Income Tenants
- 2) Number of Rent Burdened Tenants
- 3) Number of Vacancies
- 4) Number of Down units
- 5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

Threshold Justification per Applicant

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

Pass?	
A.	Agree
B.	Agree
C.	Agree
D.	Agree
E.	Agree
F.	Agree
G.	Agree
H.	Agree

Threshold Justification per Applicant

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

Applicant believes that our mix of debt to equity shows we are optimally utilizing DCA resources

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
92	63	20
10	10	10
A.	0	0
B.	0	0

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	63	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **72**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
15	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.83%	0.00%

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:

0.00%	0.00%
0	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

Scoring Justification per Applicant

13	0
Yes	
12	
1	
0	

The Onion Patch is located centrally within the City of Vidalia. There are churches, doctors, dentists, restaurants, retail and community services with one mile. Many of these are within walking distance.

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.

0	0
Applicant Agrees?	DCA Agrees?

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	63 20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

Until May 11, we had expected Coastal Regional Coaches to provide on-call transportation for residents of The Onion Patch. Then CRC realized Vidalia is a "bridge to far". Since May 12 we have been meeting and talking to Heart of Georgia Altamaha Regional Commission, Heart of Georgia Community Action Center, Middle Georgia Community Action Agency, Toombs County and city managers in Toombs. All agree with the co-Community Quarterbacks that Rural Transportation is important. But they don't have funding. A special irony is all Vans driving around Vidalia generally 80% to 90% empty. These vans are funded by Georgia Department of Community Health but not available to residents of The Onion Patch and most residents of other DCA-backed affordable housing communities. Perhaps someday we can get the Governor to let us advise on rural transportation solutions.

DCA's Comments:

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

<< Enter transit agency/service name here >>	<Enter phone here>
<< Enter specific URL/webpage showing established <u>schedule</u> from transit agency website here >>	
<< Enter specific URL/webpage showing established <u>routes</u> from transit agency website (if different) here >>	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

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

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

Yes/No	Yes/No

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

EnergyStar v3

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

Competitive Pool chosen:

Rural

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

Date of Course	3/3/17	Philip E. Searles	Beverly J. Searles Foundaton
Date of Course		<<Enter Participant 's Name here>>	<<Enter Participant 's Company Name here>>

Yes	
-----	--

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

Yes	
-----	--

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

Date of Audit		Date of Report	
---------------	--	----------------	--

N/a	
-----	--

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

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	63 20

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:

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

<<Enter LEED AP's Name here>>

<<Enter LEED AP's Company Name here>>

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.	Yes	
----	-----	--

C. Exceptional Sustainable Building Certification

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? **3**

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

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

- A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
- 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.

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	0	0
----------	----------	----------

A Census Tract Demographics

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

& 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/):

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

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

Per Applicant

Per DCA

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

D. Mixed-Income Developments in Stable Communities

Market units:

Total Units:

Mkt Pct of Total:

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	63
	10	20
	7	0
	No	
	No	
	Yes	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

--

A. Community Revitalization

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

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

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

2	A.	0	
		Yes/No	Yes/No

i.)	No	
ii.)	N/a	

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
Project is in a QCT? **Yes** Census Tract Number: **13 279 9704.00**

1	1.	0	
1	2.	0	

Eligible Basis Adjustment: **DDA/QCT**

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

	Score Value	Self Score	DCA Score
TOTALS:	92	63	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD

Entity Name	Beverly J. Searles Foundation, Inc.	Website	www.bjsfoundation.org		
Contact Name	Philip E. 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. i ▶

CBO 1 Name	Brenau University	Purpose:	Healthy Housing Initiative	Letter of Support included?	
Community/neighborhd where partnership occurred	Hall County	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

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

iii. CQB Name	Toombs County Family Connection	Website	http://toombs.gafcp.org/
Contact Name	Paige Williamson	Direct Line	(912) 245-2542
		Email	familyconnection9@gmail.com

2. Quality Transformation Plan

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

4	2.	4	
		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	Local health provider	Date of Public Meeting 1 between Partners	5/18/17
Org Name	Accordia Healthcare	Date(s) of publication of meeting notice	5/10/2017
Website	http://accordiaurgentcare.com/	Publication(s)	The Advance News
Contact Name	John Welch	Social Media	Facebook and email blasts
Email	msailer@accordiahealthcare.com	Mtg Locatn	Vidalia Municipal Annex
Role	Healthy Housing initiative	Which Partners were present at Public Mtg 1 between Partners?	1 and 2

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	63	20

ii. Transformation Partner 2 <input type="text" value="Other (specify in box at right)"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>
Org Name	<input type="text" value="Toombs County Family Connection"/>		Date(s) of publication of meeting notice <input type="text"/>
Website	<input type="text" value="http://toombs.gafcp.org/"/>		Publication(s) <input type="text"/>
Contact Name	<input type="text" value="Paige Williamson"/>	Direct Line <input type="text" value="(912) 245-2542"/>	Social Media <input type="text"/>
Email	<input type="text" value="familyconnection9@gmail.com"/>		Mtg Locatn <input type="text"/>
Role	<input type="text" value="Co-Community Quarterback (with United Way)"/>		Which Partners were present at Public Mtg 2 between Partners? <input type="text"/>
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. <input type="text" value="Yes"/> <input type="text"/>
or	Nbr of Respondents		<input type="text" value="25"/> <input type="text"/>
ii. Public Meetings			ii. <input type="text" value="Yes"/> <input type="text"/>
Meeting 1 Date	<input type="text" value="5/18/17"/>	Dates: Mtg 2 <input type="text"/>	Mtg Notice Publication <input type="text"/>
Date(s) of publication of Meeting 1 notice	<input type="text" value="10-May-17"/>	Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners? <input type="text"/>	
Publication(s)	<input type="text" value="The Advance News"/>		Publication(s) <input type="text"/>
Social Media	<input type="text" value="Facebook and email blasts from City and United Way"/>		Social Media <input type="text"/>
Meeting Location	<input type="text" value="Vidalia Municipal Annex"/>		Mtg Locatn <input type="text"/>
Copy(-ies) of published notices provided in application binder?	<input type="text" value="Yes"/>		Copy(-ies) of published notices provided in application binder? <input type="text"/>
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:			
i. Local Population Challenge 1			
Goal for increasing residents' access	<input type="text" value="Rural Public Transportation"/>		
Solution and Who Implements	<input type="text" value="Eventually the City or County should allow Middle Georgia Community Action Agency (MGCAA) create a Public Transportation system as MGCAA does for BJS Foundation has offered to purchase and operate a van accessible to residents. Alternatively, and better for the County, will be for BJS Foundation to co"/>		
Goal for catalyzing neighborhood's access	<input type="text" value="Show Toombs County that smaller counties are able to afford Transit Systems with MGCAA as operator. Work with Toombs County to find funding options, Toombs County needs to see that counties one third the population (e.g., Twiggs, Montgomery, etc.) or Telfair (half the population) join with MGCAA to offer"/>		
Solution and Who Implements	<input type="text"/>		
ii. Local Population Challenge 2			
Goal for increasing residents' access	<input type="text" value="Morbidity rates in Toombs County are among the worst in the State"/>		
Solution and Who Implements	<input type="text" value="Wellness and healthy eating training and education."/>		
Goal for catalyzing neighborhood's access	<input type="text" value="In cooperation with HOGARC and Accordia Healthcare, BJS Foundaton will hold health fairs and classes at The Onion Patch for our residents."/>		
Solution and Who Implements	<input type="text" value="The initial wellness programs will allow HOGARC to hold community wellness sessions in the new Vidalia Municipal Annex Training Room."/>		
iii. Local Population Challenge 3			
Goal for increasing residents' access	<input type="text" value="Affordable housing. 76% of our SurveyMonkey.com responses stated Affordable Rents was High Need."/>		
Solution and Who Implements	<input type="text" value="The Onion Patch wll have 50 units of Affordable Housing (+ 22 market units) to help close this critical gap."/>		
Goal for catalyzing neighborhood's access	<input type="text" value="BJS Foundation"/>		
Solution and Who Implements	<input type="text" value="Launch Phase 2 of The Onion Patch at the earliest possible date."/>		
iv. Local Population Challenge 4			
Goal for increasing residents' access	<input type="text" value="Also explore with the City of Lyons and the City of Vidalia how to assemble a large enough portfolio of substandard housing that can be refurbished using US Housing for teachers and medical center workers. 44% of the SurveyMonkey responses said this is High Need."/>		
<input type="text" value="More mixed income family and senior housing"/>			

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

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

- Solution and Who Implements
- Goal for catalyzing neighborhood's access
- Solution and Who Implements
- v. Local Population Challenge 5
- Goal for increasing residents' access
- Solution and Who Implements
- Goal for catalyzing neighborhood's access
- Solution and Who Implements

The Onion Patch will use USDA leveraging to allow 22 of 72 units to be "unrestricted" so that "over-income" teachers and medical center employees can live Phase 2 of the Onion Patch, on Alice Coleman Drive or closer to Phase 1, will also have Market Rate units

Several survey respondents noted the need for health club - gym - YMCA

Not sure if possible, but can The Onion Patch have "outside membership" for its gym?

BJS Foundation

The City has a SPLOST. The main initial project was Police and Vidalia Municipal Annex. Can the next round of SPOST help launch YMCA?

City of Vidalia

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Family

4	1	
1	1	

Source: Beverly J. Searles Foundation, Inc.

Contact: David Searles (Direct Line) (678) 570-1177

Email: dsearles@mba1970.hbs.edu

Bank Contact: Wendell Dixon (Direct Line) (912) 524-2000

Bank Name: The Peoples Bank

Account Name: Open before July 1, 2018

Bank Website: http://ourpeoplesbank.com/

Contact Email: wendell@ourpeoplesbank.com

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 Co-Community Quarterbacks to fulfill the EDUCATION & TRANSPORTATION goals of the Community Transformation Plan.

2. Long-term Ground Lease

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

1	2.	0	
		No	
		No	
2	3.	0	

3. Third-Party Capital Investment

Competitive Pool chosen: **Rural**

Unrelated Third-Party Name: [Blank]

Unrelated Third-Party Type: <Select unrelated 3rd party type>

Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? [Blank]

Improvement Completion Date: [Blank]

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

Description of Investment or Funding Mechanism: [Blank]

Description of Investment's Furtherance of Plan: [Blank]

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	63
		20

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

Full Cost of Improvement as a **Percent of TDC:**

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

Total Development Costs (TDC):	11,005,068
--------------------------------	------------

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	20
10	63	20
D.		
1.	No	
2.	No	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

We have two (2) great Co-Community Quarterbacks anchored in Toombs County - Toombs Family Connections (the GaFCP affiliate) PLUS United Way. We were delayed finding the right Community Quarterback but are now glad we linked with these two great local nonprofits.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

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

Competitive Pool chosen:

Rural

Phased Development?

No

0

3

--	--

A. Phased Developments

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

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

Number:

--

Name

--

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

Number:

--

Name

--

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

0	0
----------	----------

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

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

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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

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

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

3
1
2

1.	3	
2.		
3.		

Scoring Justification per Applicant

There has not been a funded 9% application in Vidalia in over 5 years.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	63
	2	20
	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

Applicant notes criteria for this category qualify this project for these points.

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	

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2	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:

Applicant chooses the Onion Patch for our Rural points.

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	63	20
	2	0	0
	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: < Select applicable GICH >
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.		
2.		
3.		
4.		
5.		

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: **Vidalia** County: **Toombs** QCT? **Yes** Census Tract #: **13 279 9704.00**

Scoring Justification per Applicant

DCA's Comments:

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)	1,500,000
Total	1,500,000

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

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

11,005,068
13.6301%

0.0000%

Our USDA 538 letter is our leveraging of public resources.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	63
	3	20

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

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
29

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	0.0%
---	------

3	0	0
1.		
2.		

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

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	A.	

<< 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	B.	
---	----	--

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	63	20
	3	3	0

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

We have three pages in our CTP discussing Healthy Housing Initiatives and pur plans to expand outside the walls of The Onion Patch. The paragraphs below summarize the pages from the CTP>

The Healthy Housing Initiative for The Onion Patch will help address the needs of Toombs County residents. Among the risks are those identified using the Centers for Disease Control and Prevention – Community Health Status Indicators website. Identified Primary Indicators (least favorable quartile) morbidity risks include: adult obesity, adult diabetes, HIV and preterm births. County Health Rankings and Roadmaps, a Robert Wood Johnson program, revealed startling and scary data about Toombs County. Toombs in ranked 117 among 159 Georgia counties on Length of Life. Toombs is #121 on Quality of Life. Toombs County is worse than Georgia in Adult Smoking, Adult obesity, Physical inactivity, teen births and sexually transmitted infections. The Community Health Needs Assessment for Toombs County noted that the highest causes of age-adjusted death rate were [1] heart disease [2] all COPD except asthma [3] cerebrovascular disease.

These risks can be partially addressed with monthly health screenings and personal health knowledge, teaching and understanding. The detailed health risk assessment, including diabetes prevention training and screenings, and other diagnostic screenings proposed by Accordia Healthcare will address these risk factors.

Also the Regional Commission (HOGARC) conducts healthy living classes at various locations in the 17-county HOGARC territory. BJS Foundation will work with HOGARC to bring these classes to The Onion Patch.

A. Preventive Health Screening/Wellness Program for Residents

3	3	0
a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?	Agree	
b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?	Yes	
c) The preventive health initiative includes wellness and preventive health care education and information for the residents?	Yes	

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

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

2	0	0
1. The community garden and edible landscape will:		
a) Emphasize the importance of local, seasonal, and healthy food?		
b) Have a minimum planting area of at least 400 square feet?		
c) Provide a water source nearby for watering the garden?		
d) Be surrounded on all sides with fence of weatherproof construction?		

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	63
		20

e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?

e)		
----	--	--

2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

2.		
----	--	--

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

C. Healthy Activity Initiative

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

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

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

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

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

a)		
b)		
c)		
d)		
e)		

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

f)		
g)		

Length of Trail _____ miles

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

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Vidalia City Schools

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									
c) High									
d) Primary/Elementary									
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

Part of the need for Community Transformation is that the schools are failing.

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

	Score Value	Self Score	DCA Score
TOTALS:	92	63	20

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

21. WORKFORCE HOUSING NEED (choose A or B)

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	63 20
	2	2 0

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				7,179
Min Exceeded by:	0.00%	0.00%	0.00%	139.30%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs: 3,000
 Total Nbr of Jobs w/in the 2-mile radius: 7,179
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: 4,337
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: 60.41%

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	3,000	
Total Nbr of Jobs w/in the 2-mile radius	7,179	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	4,337	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	60.41%	0.00%

Project City	Vidalia
Project County	Toombs
HUD SA	Toombs Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

Our site qualifies for 2 points based on the total number of jobs exceeding the minimum by more than 50%.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE

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

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-053 The Onion Patch, Vidalia, Toombs County

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

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

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

**Score
Value**

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

TOTALS:

92

63	20
-----------	-----------

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

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

The Onion Patch
Vidalia, Toombs County

A significant advantage of this CTP is that we have strong Community Quarterbacks.

- o These Community Quarterbacks 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 The Peoples Bank, Vidalia.

- o In addition to the Community Improvement Fund, BJS Foundation has agreed to cash investments for transportation.

- o BJS Foundation has also pledged funds directly to the Community Quarterbacks in addition to the \$50,000 Community Improvement Fund for these local nonprofits to use as they deem fit.

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

The Onion Patch
Vidalia, Toombs County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

The Onion Patch

Vidalia, Toombs County

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

Scoring Section 16 - Innovative Project Concept Narrative

The Onion Patch
Vidalia, Toombs County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]