

Project Narrative
Magnolia Ridge
Eastman, Dodge County

Magnolia Ridge will be a 60-unit Housing For Older Persons development in Eastman, Dodge County. The unit mix will include 16 one-bedroom/one-bathroom and 44 two-bedroom/one-bathroom units. All Sixty (60) of the units will be reserved for households at or below 50% and 60% of the Area Median Income.

The all new construction development is planned for an undeveloped parcel of land and does not anticipate any development complexities.

The units will include Energy Star appliance packages. The community will include a community building, an equipped computer center and equipped fitness room. The development will qualify for the EarthCraft Multifamily certification.

The Project Team will have Volunteers of America Southeast, Inc., a qualifying non-profit, as the developer and general partner. VOASE qualified as experienced in the 2016 funding round with project 2016-048 Heritage Pointe.

Volunteers of America is a national, nonprofit, faith based organization providing local human service programs and opportunities for community involvement. A charter member of Volunteers of America, VOASE is the second largest affiliate in the country providing programs in Mississippi, Alabama, and Georgia. Across Alabama, Georgia, and Mississippi, VOASE develops and operates affordable housing properties that meet a variety of needs. We create home ownership opportunities through the development and rehabilitation of properties that are donated, and through the administration of government subsidized programs such as the HOME and tax credit programs. We also offer affordable, multi-family, housing opportunities where individuals and families can rent a home or apartment unit. For the past 26 years Wallace Davis has served as the Chief Executive Officer of VOASE, Inc. He has been with Volunteers of America since it's beginning in November, 1980 in Mobile, spreading the mission to three states. Providing housing for these individuals has been a major thrust of the work as well as providing a homeownership program for those wishing to become homeowners. The full housing portfolio includes over 1,200 units including 811, 202, and Tax Credits.

PART ONE - PROJECT INFORMATION - 2017-057 Magnolia Ridge, Eastman, Dodge 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:
2017-057

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 788,234	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-042 No

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

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

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Wallace Davis		Title	President
Address	600 Azalea Road		Direct Line	(251) 338-1286
City	Mobile		Fax	
State	AL	Zip+4	36609-1528	Cellular
Office Phone	(251) 338-1286	Ext.		E-mail
(Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)				

IV. PROJECT LOCATION

Project Name	Magnolia Ridge		Phased Project?	No
Site Street Address (if known)	Congo Lane		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	744 Congo Lane		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 32.181928	Longitude: -83.185998	Acreage	10.0000
City	Eastman	9-digit Zip**	31023-7624	Census Tract Number
Site is predominantly located:	Within City Limits	County	Dodge	13091960300
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall: Rural
				QCT? No DDA? No
				HUD SA: Non-MSA Dodge Co.

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

Congressional	State Senate	State House
8	13	149

** 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 Eastman	Website	www.cityofeastman.com
Name of Chief Elected Official	Title	City Manager
Address	P.O. Drawer 40	City
Zip+4	31023-0000	Phone
		(478) 374-7721
		Email

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	60	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 - 2017-057 Magnolia Ridge, Eastman, Dodge County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	60	0
Number of 50% Units	14	0
Number of 60% Units	46	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	60	
Common Space Units	0	
Total Units	60	

E. Buildings

Number of Residential Buildings	8
Number of Non-Residential Buildings	1
Total Number of Buildings	9

F. Total Residential Parking Spaces

112

D. Unit Area

Total Low Income Residential Unit Square Footage	50,800
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	50,800
Total Common Space Unit Square Footage	0
Total Square Footage from Units	50,800

Total Common Area Square Footage from Nonresidential areas	1,800
Total Square Footage	52,600

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	[]	Elderly	[]
	HFOP	[]	Other	[]
% of Total Units		5.0%	Required:	5%
% of Units for the Mobility-Impaired		66.7%	Required:	40%
% of Total Units		3.3%	Required:	2%

VI. TENANCY CHARACTERISTICS

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

HFOP

B. Mobility Impaired

Roll-In Showers Nbr of Units Equipped: 3

Nbr of Units Equipped: 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 []

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 - 2017-057 Magnolia Ridge, Eastman, Dodge 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
Wallace Davis	Magnolia Ridge	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-057 Magnolia Ridge, Eastman, Dodge County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? No

If Yes ----->:

Total Existing Units	
Number Occupied	
% Existing Occupied	

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

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	July 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

There has been no changes to the project team or location since the pre-application.	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-057 Magnolia Ridge, Eastman, Dodge County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Magnolia Ridge, LP				Name of Principal	Wallace Davis
600 Azalea Road				Title of Principal	President
Mobile		Fed Tax ID:	TBD		
AL	Zip+4	36609-1528	Org Type:	Non Profit	
(251) 338-1286		E-mail	wdavis@voase.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.

Eastman VOA Housing, Inc.				Name of Principal	Wallace Davis
600 Azalea Road				Title of Principal	President
Mobile		Website			
AL	Zip+4	36609-1528	Cellular		
(251) 338-1286		E-mail	wdavis@voase.org		

b. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

Affordable Equity Partners, Inc				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.aepartners.com		
MO	Zip+4	65203-4905	Cellular		
(573) 443-2021		E-mail	bkimes@aepartners.com		

b. State Limited Partner

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

Affordable Equity Partners, Inc				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website			
MO	Zip+4	65203-4905	Cellular		
(573) 443-2021		E-mail	bkimes@aepartners.com		

3. NONPROFIT SPONSOR

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

Volunteers of America Southeast, Inc				Name of Principal	Wallace Davis
600 Azalea Road				Title of Principal	President
Mobile		Website			
AL	Zip+4	36609-1528	Cellular		
(251) 338-1286		E-mail	wdavis@voase.org		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-057 Magnolia Ridge, Eastman, Dodge County

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II. DEVELOPER(S)

A. DEVELOPER

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

Volunteers of America Southeast, Inc				Name of Principal	Wallace Davis
600 Azalea Road				Title of Principal	President
Mobile		Website			
		Direct line			
State	AL	Zip+4	36609-1528	Cellular	
10-Digit Office Phone / Ext.		E-mail	wdavis@voase.org		

B. CO-DEVELOPER 1

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

				Name of Principal	
				Title of Principal	
		Website			
		Direct line			
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.		E-mail			

C. CO-DEVELOPER 2

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

				Name of Principal	
				Title of Principal	
		Website			
		Direct line			
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.		E-mail			

D. DEVELOPMENT CONSULTANT

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

				Name of Principal	
				Title of Principal	
		Website			
		Direct line			
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.		E-mail			

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

				Name of Principal	
				Title of Principal	
		Website			
		Direct line			
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.		E-mail			

B. GENERAL CONTRACTOR

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

Fairway Construction Co., Inc				Name of Principal	Steven Hickey
206 Peach Way				Title of Principal	Director of Operations
Columbia		Website	www.fairwayconstruction.net		
		Direct line			
State	MO	Zip+4	65203-4905	Cellular	
10-Digit Office Phone / Ext.		E-mail	shickey@fairwayconstruction.net		

C. MANAGEMENT COMPANY

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

Fairway Management, Inc				Name of Principal	Ryan Stevens
3290 Northside Parkway, Suite 300				Title of Principal	Director of Operations
Atlanta		Website	www.fairwaymanagement.com		
		Direct line			
State	GA	Zip+4	30327-2212	Cellular	
10-Digit Office Phone / Ext.		E-mail	rstevens@fairwaymanagement.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-057 Magnolia Ridge, Eastman, Dodge County

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D. ATTORNEY	VanMatre, Harrison, Hollis, Taylor and Elliott, P.C.			Name of Principal	Tom Harrison
Office Street Address	1103 East Broadway			Title of Principal	Partner
City	Columbia	Website		Direct line	
State	MO	Zip+4	65201-4955	Cellular	
10-Digit Office Phone / Ext.	(573) 874-7777	E-mail			

E. ACCOUNTANT	Aprio (fka Habif, Arogeti & Wynne, LLP)			Name of Principal	
Office Street Address	5 Concourse Parkway, Suite 1000			Title of Principal	
City	Atlanta	Website	www.aprio.com	Direct line	
State	GA	Zip+4	30328-5350	Cellular	
10-Digit Office Phone / Ext.	(404) 892-9651	E-mail			

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

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

A. LAND SELLER (If applicable)	Colonial Properties Holding Comp	Principal	Ruth Holloway	10-Digit Phone / Ext.	
Office Street Address	P.O. Box			City	Eastman
State	GA	Zip+4	31023-0000	E-mail	ruthholloway53@gmail.com

B. IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-057 Magnolia Ridge, Eastman, Dodge County

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

C. ADDITIONAL INFORMATION

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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PART THREE - SOURCES OF FUNDS - 2017-057 Magnolia Ridge, Eastman, Dodge 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 RD 538	1,010,000	5.000%	18
Mortgage B	Sterling Bank	6,041,065	5.500%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners, Inc	1,248,310		
State Housing Credit Equity	Affordable Equity Partners, Inc	564,375		
Other Type (specify)	Partner Equity	110		
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		8,863,860		
Total Construction Period Costs from Development Budget:		8,863,860		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-057 Magnolia Ridge, Eastman, Dodge 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 RD 538	1,010,000	5.000%	40	40	58,442	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.29%	Volunteers of America Southeast, Inc	3,544	0.000%	15		Cash Flow

Total Cash Flow for Years 1 - 15: 273,622
 DDF Percent of Cash Flow (Yrs 1-15) 1.295% 1.295%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners, Inc	6,241,551					
State Housing Credit Equity	Affordable Equity Partners, Inc	2,821,877					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: Partner Equity		110					
Other:							
Other:							
Total Permanent Financing:		10,077,082					
Total Development Costs from Development Budget:		10,077,082					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
6,305,871	-64,319.88	62%
2,758,819	63,058.49	28%
		90%

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

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PART FOUR - USES OF FUNDS - 2017-057 Magnolia Ridge, Eastman, Dodge County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				2,000	2,000				
Market Study				8,000	8,000				
Environmental Report(s)				4,350	4,350				
Soil Borings				7,250	7,250				
Boundary and Topographical Survey				18,000	18,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	39,600	-	-	-	
ACQUISITION					ACQUISITION				
Land				640,000				640,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	640,000	-	-	640,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	123,500		1,235,000	1,049,750			185,250	
Site Construction (Off-site)									
				Subtotal	1,235,000	-	-	185,250	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				4,245,770	4,245,770				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				230,490	230,490				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	4,476,260	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		342,675	342,675				
Builder Overhead	6.000%	342,676	6.000%	114,225	114,225				
General Requirements*	2.000%	114,225	2.000%	342,675	342,675				
	6.000%	342,676	6.000%	799,575	799,575				
*See QAP: General Requirements policy	14.000%	799,576		Subtotal	799,575	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs		Average TCHC:		108,513.92 per Res'l unit	108,513.92 per unit	123.78 per total sq ft			
6,510,835.00				128.17 per Res'l unit SF	128.17 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency		5.00%		325,541	325,541				

PART FOUR - USES OF FUNDS - 2017-057 Magnolia Ridge, Eastman, Dodge County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	60,411	60,411			
Construction Loan Interest	283,964	251,097			32,867
Construction Legal Fees	10,000	10,000			
Construction Period Inspection Fees					
Construction Period Real Estate Tax	2,500	2,500			
Construction Insurance	10,000	10,000			
Title and Recording Fees	25,000	15,000			
Payment and Performance bonds					
Other: Letter of Credit Fee	32,555	32,555			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	424,430	381,563	-	-	32,867
PROFESSIONAL SERVICES					
Architectural Fee - Design	156,000	156,000			
Architectural Fee - Supervision					
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	15,000	15,000			
Accessibility Inspections and Plan Review	22,500	22,500			
Construction Materials Testing	25,000	25,000			
Engineering	60,000	60,000			
Real Estate Attorney	25,000	25,000			
Accounting	15,000	15,000			
As-Built Survey	7,000	7,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	345,500	345,500	-	-	-
LOCAL GOVERNMENT FEES <i>Avg per unit: 1,241</i>					
Building Permits	15,617	15,617			
Impact Fees	6,525	6,525			
Water Tap Fees <i>waived? No</i>	34,000	34,000			
Sewer Tap Fees <i>waived? No</i>	18,300	18,300			
Subtotal	74,442	74,442	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	39,140				39,140
Permanent Loan Legal Fees	35,000				35,000
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	74,140				74,140

PART FOUR - USES OF FUNDS - 2017-057 Magnolia Ridge, Eastman, Dodge 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		1,000				1,000
LIHTC Allocation Processing Fee	63,059	63,059				63,059
LIHTC Compliance Monitoring Fee	48,000	48,000				48,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	120,559				120,559
		EQUITY COSTS				
Partnership Organization Fees		2,500				2,500
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	2,500				2,500
		DEVELOPER'S FEE				
Developer's Overhead	60.239%	741,494	741,494			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	39.761%	489,429	489,429			
	Subtotal	1,230,923	1,230,923	-	-	-
		START-UP AND RESERVES				
Marketing		15,000				15,000
Rent-Up Reserves	58,130	58,130				58,130
Operating Deficit Reserve:	145,481	165,482				165,482
Replacement Reserve		15,000				15,000
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 583	35,000	35,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	288,612	35,000	-	-	253,612
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		10,077,082	8,758,154	-	-	1,308,928
Average TDC Per:	Unit:	167,951.37	Square Foot:	191.58		

PART FOUR - USES OF FUNDS - 2017-057 Magnolia Ridge, Eastman, Dodge County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Eligible Basis Calculation

Total Basis	8,758,154	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	8,758,154	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>	100.00%		
Adjusted Eligible Basis	8,758,154	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	8,758,154	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	788,234	0	0
Total Basis Method Tax Credit Calculation	788,234		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

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

10,084,808	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):			
10,077,082					
1,010,110					
9,066,972	Funding Amount	0	Hist Desig		
/ 10					
906,697	Federal	0.8000	+	State	0.3500
1.1500	=				
788,432					
788,234					
788,234	ALLOCATION CANNOT EXCEED MAXIMUM - REVISE REQUE				
788,234					

PART FOUR - USES OF FUNDS - 2017-057 Magnolia Ridge, Eastman, Dodge County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Please see Tab 1, Item Number 6 for a construction Schedule of Values determined by the General Contractor and local government fee budget documentation.

The applicant utilized an engineer to determine site work cost estimates through an opinion of probable cost (OPC).

Included in the Accessibility Inspections and Plan Review line item is the third party front-end analysis of the construction costs, which is required based on the Identity of Interest between the General Contractor and the Federal and State Limited Partners.

PART FOUR (b) - OTHER COSTS - 2017-057 - Magnolia Ridge - Eastman - Dodge, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

Letter of Credit Fee

USDA RD 528 Letter of Credit Fee

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

<< 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 - 2017-057 Magnolia Ridge, Eastman, Dodge 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

GA Department of Community Affairs - Southern Region		
January 1, 2017	Structure	1-Story

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

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

Applicant has used the GA DCA Southern Region UA's for larger apartment buildings 5+ units. Six of the buildings will have eight (8) units and two of the buildings will have six (6) units.

DCA COMMENTS

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-057 Magnolia Ridge, Eastman, Dodge County

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

HOME projects - Fixed or Floating units:				Utility	PBRA	MSA/NonMSA:		AMI	Certified					
Are 100% of units HUD PBRA?				Allowance	Provider or	Dodge Co.		51,400	Historic/					
Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Max Gross Rent Limit	Pro-posed Gross Rent	(UA Sched 1 UA, so over-write if UA Sched 2 used)	Operating Subsidy ***	Monthly Net Rent Per Unit	Monthly Net Rent Total	Employee Unit	Building Design Type	Type of Activity	Historic? (See QAP)
50% AMI	1	1.0	3	700	499	492	92		400	1,200	No	1-Story	New Construction	No
60% AMI	1	1.0	13	700	599	547	92		455	5,915	No	1-Story	New Construction	No
50% AMI	2	1.0	11	900	600	557	117		440	4,840	No	1-Story	New Construction	No
60% AMI	2	1.0	33	900	720	652	117		535	17,655	No	1-Story	New Construction	No
<<Select>>							0		0	0				
<<Select>>							0		0	0				
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<<Select>>							0		0	0				
			TOTAL	60	50,800					MONTHLY TOTAL			29,610	
										ANNUAL TOTAL			355,320	

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

II. UNIT SUMMARY

Units:

NOTE TO APPLICANTS
: If the numbers compiled in this Summary do not appear to match what was entered in the Rent Chart above, please verify that all applicable columns were completed in the rows used in the Rent Chart above.

Low-Income

Unrestricted
Total Residential
Common Space
Total

PBRA-Assisted
(included in LI above)

PHA Operating Subsidy-
Assisted
(included in LI above)

Type of New Construction
Construction

Activity Acq/Rehab

Substantial Rehab
Only

Adaptive Reuse
Historic Adaptive Reuse

Historic

Building Type: Multifamily
(for **Utility Allowance** and other purposes)

SF Detached

Townhome

Duplex

Manufactured home

60% AMI
50% AMI
Total

60% AMI
50% AMI
Total

60% AMI
50% AMI
Total

Low Inc
Unrestricted
Total + CS

Low Inc
Unrestricted
Total + CS

Low Inc
Unrestricted
Total + CS

1-Story
Historic
2-Story
Historic
2-Story Wlkp
Historic
3+-Story
Historic

Historic

Historic

Historic

Historic

Efficiency	1BR	2BR	3BR	4BR	Total
0	13	33	0	0	46
0	3	11	0	0	14
0	16	44	0	0	60
0	0	0	0	0	0
0	16	44	0	0	60
0	0	0	0	0	0
0	16	44	0	0	60
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	16	44	0	0	60
0	0	0	0	0	0
0	16	44	0	0	60
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
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0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

(Includes inc-restr mgr units)

(no rent charged)

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	16	44	0	0	0	60
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	9,100	29,700	0	0	38,800
0	2,100	9,900	0	0	12,000
0	11,200	39,600	0	0	50,800
0	0	0	0	0	0
0	11,200	39,600	0	0	50,800
0	0	0	0	0	0
0	11,200	39,600	0	0	50,800

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

7,106

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	44,380
Maintenance Salaries & Benefits	21,890
Support Services Salaries & Benefits	
Supportive Services	7,500
Subtotal	73,770

On-Site Office Costs

Office Supplies & Postage	1,750
Telephone	4,500
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Misc Administration Costs	5,000
Subtotal	11,250

Maintenance Expenses

Contracted Repairs	
General Repairs	6,500
Grounds Maintenance	15,000
Extermination	5,500
Maintenance Supplies	900
Elevator Maintenance	
Redecorating	500
Other (describe here)	
Subtotal	28,400

On-Site Security

Contracted Guard	
Electronic Alarm System	600
Subtotal	600

Professional Services

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

Utilities (Avg\$/mth/unit)

Electricity	10	7,200
Natural Gas	0	
Water&Swr	14	10,000
Trash Collection		3,900
Cable TV / Internet		1,200
Subtotal		22,300

Taxes and Insurance

Real Estate Taxes (Gross)*	42,000
Insurance**	15,400
Personal Property Tax	1,500
Subtotal	58,900

Management Fee:

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

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

TOTAL OPERATING EXPENSES **232,520**

Average per unit 3,875.33
 Total OE Required 180,000

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

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

Minimum Replacement Reserve Calculation

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

TOTAL ANNUAL EXPENSES **247,520**

V. APPLICANT COMMENTS AND CLARIFICATIONS

Please see Tab 1, Item Number 6 in the Application for insurance and real estate tax support documentation.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-057 Magnolia Ridge, Eastman, Dodge 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:	-1.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.54%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	355,320	362,426	369,675	377,068	384,610	392,302	400,148	408,151	416,314	424,640
Ancillary Income	7,106	7,249	7,393	7,541	7,692	7,846	8,003	8,163	8,326	8,493
Vacancy	(25,370)	(25,877)	(26,395)	(26,923)	(27,461)	(28,010)	(28,571)	(29,142)	(29,725)	(30,319)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(203,720)	(209,832)	(216,127)	(222,610)	(229,289)	(236,167)	(243,252)	(250,550)	(258,066)	(265,808)
Property Mgmt	(28,800)	(29,664)	(30,554)	(31,471)	(32,415)	(33,387)	(34,389)	(35,420)	(36,483)	(37,577)
Reserves	(15,000)	(15,450)	(15,914)	(16,391)	(16,883)	(17,389)	(17,911)	(18,448)	(19,002)	(19,572)
NOI	89,537	88,852	88,080	87,215	86,255	85,194	84,028	82,754	81,365	79,857
Mortgage A	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	26,094	25,410	24,637	23,773	22,812	21,752	20,586	19,312	17,922	16,415
DCR Mortgage A	1.53	1.52	1.51	1.49	1.48	1.46	1.44	1.42	1.39	1.37
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.53	1.52	1.51	1.49	1.48	1.46	1.44	1.42	1.39	1.37
Oper Exp Coverage Ratio	1.36	1.35	1.34	1.32	1.31	1.30	1.28	1.27	1.26	1.25
Mortgage A Balance	1,001,873	993,331	984,351	974,912	964,990	954,560	943,597	932,073	919,959	907,226
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-057 Magnolia Ridge, Eastman, Dodge 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:	-1.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.54%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	433,133	441,796	450,632	459,644	468,837	478,214	487,778	497,534	507,484	517,634
Ancillary Income	8,663	8,836	9,013	9,193	9,377	9,564	9,756	9,951	10,150	10,353
Vacancy	(30,926)	(31,544)	(32,175)	(32,819)	(33,475)	(34,144)	(34,827)	(35,524)	(36,234)	(36,959)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(273,783)	(281,996)	(290,456)	(299,170)	(308,145)	(317,389)	(326,911)	(336,718)	(346,820)	(357,224)
Property Mgmt	(38,705)	(39,866)	(41,062)	(42,294)	(43,563)	(44,869)	(46,216)	(47,602)	(49,030)	(50,501)
Reserves	(20,159)	(20,764)	(21,386)	(22,028)	(22,689)	(23,370)	(24,071)	(24,793)	(25,536)	(26,303)
NOI	78,224	76,462	74,565	72,527	70,342	68,006	65,509	62,848	60,014	57,000
Mortgage A	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)
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	14,781	13,020	11,123	9,085	6,900	4,564	2,067	(595)	(3,429)	(6,442)
DCR Mortgage A	1.34	1.31	1.28	1.24	1.20	1.16	1.12	1.08	1.03	0.98
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.34	1.31	1.28	1.24	1.20	1.16	1.12	1.08	1.03	0.98
Oper Exp Coverage Ratio	1.24	1.22	1.21	1.20	1.19	1.18	1.16	1.15	1.14	1.13
Mortgage A Balance	893,841	879,771	864,982	849,436	833,094	815,917	797,860	778,880	758,928	737,956
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-057 Magnolia Ridge, Eastman, Dodge 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:	-1.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.54%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	527,987	538,547	549,317	560,304	571,510	582,940	594,599	606,491	618,621	630,993
Ancillary Income	10,560	10,771	10,986	11,206	11,430	11,659	11,892	12,130	12,372	12,620
Vacancy	(37,698)	(38,452)	(39,221)	(40,006)	(40,806)	(41,622)	(42,454)	(43,303)	(44,170)	(45,053)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(367,941)	(378,979)	(390,349)	(402,059)	(414,121)	(426,544)	(439,341)	(452,521)	(466,097)	(480,080)
Property Mgmt	(52,016)	(53,576)	(55,184)	(56,839)	(58,544)	(60,301)	(62,110)	(63,973)	(65,892)	(67,869)
Reserves	(27,092)	(27,904)	(28,742)	(29,604)	(30,492)	(31,407)	(32,349)	(33,319)	(34,319)	(35,348)
NOI	53,800	50,406	46,808	43,002	38,978	34,725	30,237	25,504	20,516	15,263
Mortgage A	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)
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	(9,643)	(13,037)	(16,634)	(20,440)	(24,465)	(28,717)	(33,205)	(37,938)	(42,926)	(48,179)
DCR Mortgage A	0.92	0.86	0.80	0.74	0.67	0.59	0.52	0.44	0.35	0.26
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.92	0.86	0.80	0.74	0.67	0.59	0.52	0.44	0.35	0.26
Oper Exp Coverage Ratio	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03
Mortgage A Balance	715,911	692,738	668,380	642,775	615,861	587,569	557,830	526,569	493,709	459,168
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-057 Magnolia Ridge, Eastman, Dodge 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:	-1.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.54%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	643,613	656,485	669,615	683,007	696,667
Ancillary Income	12,872	13,130	13,392	13,660	13,933
Vacancy	(45,954)	(46,873)	(47,811)	(48,767)	(49,742)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(494,482)	(509,316)	(524,596)	(540,334)	(556,544)
Property Mgmt	(69,905)	(72,002)	(74,162)	(76,387)	(78,679)
Reserves	(36,409)	(37,501)	(38,626)	(39,785)	(40,979)
NOI	9,735	3,922	(2,187)	(8,605)	(15,343)
Mortgage A	(58,442)	(58,442)	(58,442)	(58,442)	(58,442)
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	(53,707)	(59,520)	(65,630)	(72,047)	(78,785)
DCR Mortgage A	0.17	0.07	(0.04)	(0.15)	(0.26)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.17	0.07	(0.04)	(0.15)	(0.26)
Oper Exp Coverage Ratio	1.02	1.01	1.00	0.99	0.98
Mortgage A Balance	422,859	384,693	344,575	302,403	258,075
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-057 Magnolia Ridge, Eastman, Dodge 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:	-1.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	8.54%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

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PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge 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.)
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10.)
11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge 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	0	129,599 x 0 units = 0
1 BR	1	0	154,420 x 0 units = 0	0	0	169,862 x 0 units = 0
2 BR	2	0	187,511 x 0 units = 0	0	0	206,262 x 0 units = 0
3 BR	3	0	229,637 x 0 units = 0	0	0	252,600 x 0 units = 0
4 BR	4	0	270,341 x 0 units = 0	0	0	297,375 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	110,334 x 0 units = 0	0	0	121,367 x 0 units = 0
1 BR	1	16	144,909 x 16 units = 2,318,544	0	0	159,399 x 0 units = 0
2 BR	2	44	176,506 x 44 units = 7,766,264	0	0	194,156 x 0 units = 0
3 BR	3	0	217,443 x 0 units = 0	0	0	239,187 x 0 units = 0
4 BR	4	0	258,414 x 0 units = 0	0	0	284,255 x 0 units = 0
<i>Subtotal</i>	<i>60</i>	<i>60</i>	<i>10,084,808</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	91,210 x 0 units = 0	0	0	100,331 x 0 units = 0
1 BR	1	0	125,895 x 0 units = 0	0	0	138,484 x 0 units = 0
2 BR	2	0	159,553 x 0 units = 0	0	0	175,508 x 0 units = 0
3 BR	3	0	208,108 x 0 units = 0	0	0	228,918 x 0 units = 0
4 BR	4	0	259,274 x 0 units = 0	0	0	285,201 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	95,549 x 0 units = 0	0	0	105,103 x 0 units = 0
1 BR	1	0	133,769 x 0 units = 0	0	0	147,145 x 0 units = 0
2 BR	2	0	171,988 x 0 units = 0	0	0	189,186 x 0 units = 0
3 BR	3	0	229,318 x 0 units = 0	0	0	252,249 x 0 units = 0
4 BR	4	0	286,647 x 0 units = 0	0	0	315,311 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	60		10,084,808	0		0

Threshold Justification per Applicant

DCA's Comments:

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

10,077,082

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

2

Project Cost Limit (PCL)

10,084,808

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

3 TENANCY CHARACTERISTICS

This project is designated as:

HFOP

Pass?

Threshold Justification per Applicant

DCA's Comments:

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Holiday parties, Semi-monthly birthday parties & Pot luck dinners

Computer training

Aerobics classes

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

5 MARKET FEASIBILITY

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

A.	Novogradac & Company, LLP	
B.	Four to Five months	
C.	100.00%	
D.	30.70%	

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

The LIHTC comparables are currently fully-occupied and three of them are reporting waiting lists. According to GA DCA allocation lists, there have been no new properties in the proposed development's PMA allocated LIHTC funds since 2014. Due to the zero vacancy rates at the comparables, the waiting lists present in the market, and reported demand for additional affordable housing in the market area, Magnolia Ridge is feasible as proposed and will fill a void in the market and will perform well. Please see Tab 5 of the Application for the Market Study.

DCA's Comments:

6 APPRAISALS

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

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

Threshold Justification per Applicant

There is not an identity of interest between the buyer and seller of the property, therefore an appraisal has not been included. An appraisal is budgeted for in the uses tab of the CORE application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Roadway, Railway, Aircraft

D. Is the subject property located in a:

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

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

- 1) Lead-based paint?

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

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

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

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

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

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

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

No	
----	--

- 9) Mold?

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

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

No	
----	--

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

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

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

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

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

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

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

Threshold Justification per Applicant

Please see Tab 7 for the Environmental Report.

DCA's Comments:

A.	Geotechnical & Enviromental Consultants, Inc	
B.	No	
C.	Yes	
1)	Geotechnical & Enviromental Consultants, Inc	
2)	<65	

D.		
1)	No	
2)	No	
a)		
b)		
c)		
3)	Yes	
a)	2.300%	
b)	No	
c)	Yes	
4)	No	

No	
No	
No	
No	

No	
No	
No	

1)		
2)		
3)		
G.	N/A	

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

I.		
J.		

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge 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.	<input type="text" value="Yes"/>
B.	<input type="text" value="Contract/Option"/>
C.	<input type="text" value="Magnolia Ridge, L.P."/>
D.	<input type="text" value="No"/>

Threshold Justification per Applicant

Please see Tab 8 for evidence of site control through November 30, 2017.

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.	<input type="text" value="Yes"/>
B.	
C.	
D.	

Threshold Justification per Applicant

Please see Tab 9 for evidence of legally accessible paved roads at the project site entrance along Congo Lane.

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.	<input type="text" value="Yes"/>
B.	<input type="text" value="Yes"/>
C.	<input type="text" value="Yes"/>
1)	<input type="text" value="Yes"/>
2)	<input type="text" value="Yes"/>
3)	<input type="text" value="Yes"/>
4)	<input type="text" value="Yes"/>
5)	<input type="text" value="N/Ap"/>
D.	<input type="text" value="Yes"/>
E.	<input type="text" value="Yes"/>

Threshold Justification per Applicant

Please see Tab 10 for zoning documentation and evidence that the project conforms to all zoning uses and regulations.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge 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

2) Electric

Ocmulgee EMC

Pass?

1)

2)

No

Yes

Threshold Justification per Applicant

Please see Tab 11 for a letter from utility provider confirming utilities are available at the development site.

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?

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

1) Public water

2) Public sewer

City of Eastman

City of Eastman

Pass?

A1)

2)

B1)

2)

No

Yes

Yes

Yes

Threshold Justification per Applicant

Please see Tab 12 confirming water and sewer service is available at the project site. There are no waivers requested.

DCA's Comments:

13 REQUIRED AMENITIES

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

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

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

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

3) On site laundry type:

A1) Building

A2) Covered Porch

A3) On-site laundry

If "Other", explain here

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

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

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

1) Equipped fitness center

2) Computer center

3)

4)

B. Agree

Additional Amenities

Guidebook Met? DCA Pre-approve

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

1) HVAC systems

2) Energy Star refrigerators

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

4) Stoves

5) Microwave ovens

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

b. Electronically controlled solid cover plates over stove top burners

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

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

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

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

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

Pass?

No

Agree

A.

C.

1)

2)

3)

4)

5)

6a)

6b)

D.

1)

2)

3a)

3b)

Agree

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Agree

Yes

Yes

Yes

Yes

There are no pre-approval forms included in the application and applicant agrees to provide the standard site amenities in conformance with the DCA Amenities Guidebook.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge 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

N/A

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?

A.	Yes		Pass?	
B.	Yes			
C.	Yes			
D.	Yes			

Threshold Justification per Applicant

Please see Tab 15 for the Site Development Plan that has been prepared in accordance with all instructions set forth in the DCA Architectural Manual.

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?

A.	Agree		Pass?	
B.	Agree			

Threshold Justification per Applicant

The Applicant agrees that the proposed property will achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	3	3	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team
 The DCA qualified consultant will perform the following:

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

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

Threshold Justification per Applicant

Applicant agrees to comply with all Federal and State accessibility standards

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

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

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

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

1)
 2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

Threshold Justification per Applicant

There is no waiver for this criterion and project will meet the architectural standards contained in the application manual.

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

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

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

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

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

F. DCA Final Determination

Threshold Justification per Applicant

Pass?

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

No	
----	--

E. Certifying GP/Developer

F. << Select Designation >>

Please see Tab 19 of the Application for the Qualification Determination. The project team received "Qualified - Complete" determination.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

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

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

Threshold Justification per Applicant

Please see Tab 19 for the Qualification Determination.

DCA's Comments:

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

Pass?

Threshold Justification per Applicant

The joint venture agreement is not applicable. Please see Tab 21 for non-profit information.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?

Threshold Justification per Applicant

Not applicable

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?

Threshold Justification per Applicant

Please see Tab 21 for non-profit information, including the required legal opinion.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

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

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

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

Threshold Justification per Applicant

The property is currently vacant land and the project is new construction.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

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

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

Threshold Justification per Applicant

The applicant agrees to prepare an AFFH plan if selected.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

The project is an optimum use of DCA resources and will fill the need for affordable housing in the City of Eastman that has not received a new construction LIHTC in over 15yrs.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge 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	60	20
10	10	10
	0	0
	0	0

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

	A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	Nbr	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
1		0		0		0
2				n/a		n/a
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 - 2017-057 Magnolia Ridge, Eastman, Dodge 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	60	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **60**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
14	
14	

Actual Percent of Residential Units:

Per Applicant	Per DCA
23.33%	0.00%
23.33%	0.00%

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

B. Deeper Targeting through New PBRA Contracts

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs:

--	--
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

--	--

Nbr of PBRA Residential Units:

--	--

0.00%	0.00%
0	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

Complete this section using results from completed current

B. Bonus Desirable

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

completed form in both Excel and signed PDF, where

Scoring Justification per Applicant

13	0
Yes	
12	
1	
various	

The applicant is eligible for thirteen (13) total Desirable Characteristics points. The proposed site is within 2.0 miles of a Walmart Supercenter, the Dodge County Hospital, a Piggly Wiggly, the Ocmulgee Regional Library, the Eastman Pediatric Clinic, Eastman Headstart day care service, the Eastman Police Department, a Dollar Tree, Taco Bell, Bank of Eastman, Peabody Heights Presbyterian Church, U.S. Post Office and CVS Pharmacy. The Walmart Supercenter, Dodge County Hospital and Eastman Pediatric Clinic are all located within one (1) mile of the site, earning the applicant an additional one (1) bonus desirable point. There are no undesirables. Please see Tab 26 of the Application for the Desirable/Undesirable form and additional information regarding the desirable activities.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

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

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge 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	60 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

Residents at the proposed development will have access to on-call affordable public transit through the services of Dodge Transit and their third party operator, MGCAA/HOGCAC, which offers curb-to-curb transportation to any resident in the county. The hours of operation include Monday-Friday, 8:00 am until 5:00 pm, and some weekends as determined by administration. Please see Tab 27 of the Application for the required documentation regarding the Community Transportation Options at the proposed site.

DCA's Comments:

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

Dodge Transit	(478) 374-2261
https://mgcaa.org/transportation/	
https://mgcaa.org/transportation/	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

B. Source of opinion 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.

Competitive Pool chosen:

Earth Craft House Multifamily
Rural

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

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

Date of Course	2.14.2017	Sherry Atchison	Volunteers of America Southeast	Yes
Date of Course				

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

Yes	

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No

1. EarthCraft Communities

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

[]

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

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

[]

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

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Score Value	Self Score	DCA Score
TOTALS:	92	
	60	20

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

Commitments for Building Certification:

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

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

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

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

C. Exceptional Sustainable Building Certification

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

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

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

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

D.	1	0
1.	Yes	
2.		
3.		

Scoring Justification per Applicant

Please see Tab 29 for the draft scoring worksheet, illustrating compliance with minimum score required under program selected. The Applicant has committed to the Southface Energy Institute's and Greater Atlanta Home Builders Association's EarthCraft House Multifamily certification program. Included in Tab 29 is the required Draft scoring for the development that includes the minimum score under the program and the Certificate of Participation in DCA's Green Building for Affordable Housing Training Course. The proposed building design demonstrates a worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index. Please see Tab 29 for the appropriate documentation.

DCA's Comments:

(This area is currently blank)

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 **2** **0** **0**

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

D. Mixed-Income Developments in Stable Communities Market units: Total Units: Mkt Pct of Total: **2** **0** **0**

DCA's Comments:

(This area is currently blank)

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

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Score Value	Self Score	DCA Score
TOTALS:	92	60
	10	20
	0	0

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

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

A. Community Revitalization

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

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

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

2 A.

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

 Yes/No Yes/No

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **13091960300** Eligible Basis Adjustment: **<<Select>>**

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

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	Score Value	Self Score	DCA Score
TOTALS:	92	60	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

4

2.

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

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

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

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

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

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Score Value	Self Score	DCA Score
TOTALS: 92	60	20

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

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Score Value	Self Score	DCA Score
TOTALS: 92	60	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

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

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

Description of Use of Funds

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

2. Long-term Ground Lease

a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?	1	2.		
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?				

3. Third-Party Capital Investment

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	10,077,082
-----------------------------------------------	---------	---------	--------------------------------	------------

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Score Value	Self Score	DCA Score
TOTALS:	92	60
	10	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

Competitive Pool chosen:

Rural

4

4	0
---	---

A. Phased Developments

Phased Development?

No

0

3

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

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

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.	4	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.	1	
3.		

Scoring Justification per Applicant

The City of Eastman has not received a new construction award since 2000. According to DCA's "Multi-Family Affordable Housing Properties" map, there is currently only one TC property, awarded in 1992.

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	60	20
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The overall market occupancy rate of the proposed development's primary market area is 100%. There has not been any negative change in economic conditions. The market analyst has carefully

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	
B.		

12. EXCEPTIONAL NON-PROFIT

Volunteers of America Southeast, Inc

	3	
	Yes	
	Yes	
	Yes	

Nonprofit Setaside selection from Project Information tab:

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:

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

	2	
	2	
Unit Total	60	

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.

MGP	Eastman VOA Housing, Inc.	0.0100%	Wallace Davis	NPSponsr	Volunteers of America Southeast, Inc	0.0000%	Wallace Davis
OGP1	0	0.0000%	0	Developer	Volunteers of America Southeast, Inc	0.0000%	Wallace Davis
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners, Inc	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
State LP	Affordable Equity Partners, Inc	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

The proposed development is 60 units and is located in an USDA Rural eligible area. Please see Tab 00 of

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TOTALS:	Score Value	Self Score	DCA Score
	92	60	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

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: **Eastman** County: **Dodge** QCT? **No** Census Tract #: **13091960300**

Scoring Justification per Applicant

DCA's Comments:

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4

4	0
Yes/No	Yes/No
a) Yes	
b) Yes	
c) Yes	
d) Yes	
e) N/a	
f) Yes	

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.

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)	1,010,000
Total	1,010,000

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

10,077,082
10.0227%

0.0000%

The applicant is eligible for four (4) Leveraging of Public Resources points through the utilization of an USDA RD 538 Loan at the amount of \$1,010,000, which exceeds 10% of the Total Development Costs.

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS: 92	60	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.
Total:	0		0

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

6
60
6
16

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

B. Target Population Preference

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

3	B. 0	0
	1.	
	2.	

Scoring Justification per Applicant

Greater than 10% of the total low-income units in the proposed development will be one bedroom units, and the applicant is willing to accept Assistance affordable to 50% AMI tenants. The applicant agrees

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

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

0
0
60
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
60
0.00%

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge 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.

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TOTALS:	Score Value	Self Score	DCA Score
	92	60	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	
N/a	
Yes	
Yes	
Agree	

The needs data from the "County Health Rankings & Reports" website and the The Center for Disease Control and Prevention - Community Health Status Indicators (CHSI) website reported the following areas of concern in Dodge County: Adult smoking, adult obesity, uninsured, stroke deaths, Alzheimer's disease deaths, cancer deaths, chronic kidney disease deaths, chronic lower respiratory disease deaths, female and male life expectancy, adult diabetes, adult overall health status, Cancer, Older adult asthma, Older adult depression, cost barrier to care, and older adult preventable hospitalizations.

Sumter Pediatrics will provide a health screening and wellness program for the residents of Magnolia Ridge. Sumter Pediatrics will offer general health screenings, diabetes and prevention, healthy eating, obesity & weight control, smoking, cancer, pediatric & adolescent diseases, mental health and other services for patients of all ages. These services will align great with the community health status indicators provided by CDCP for Dodge County. These services, along with quality affordable housing, will provide the residents of Magnolia Ridge a great educational opportunity that will promote a healthier lifestyle for those in need at this community.

A. Preventive Health Screening/Wellness Program for Residents

3 3 0

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence Cost to Resident

a) General Health Screenings, Diabetes & Prevention, Hypertension-Signs & Symptoms Programs	Monthly	0-10
b) Common Diseases, Healthy Eating, Obesity & Weight Control Programs	Monthly	0-10
c) Cholesterol Education & Screening, Cancer, Genetics & Related Diseases Programs	Monthly	0-10
d) Smoking, Stress and Mental Health Programs	Monthly	0-10

B. Healthy Eating Initiative

2 0 0

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

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

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

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Score Value	Self Score	DCA Score
TOTALS:	92	60
	2	0
		0

C. Healthy Activity Initiative

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
----	--

Scoring Justification per Applicant

Please see Tab 40 of the application for the required documentation for the Preventive Health Screening/Wellness Program for Residents, which includes the Letter of Intent between Your Choice Healthcare, P.C. and Magnolia Ridge, L.P.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	1	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Dodge County Schools
 HFOP

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	North Dodge Elementary School	K - 05	No	85.90	79.10	74.70	79.90	Yes	
b) Middle/Junior High									
c) High									
d) Primary/Elementary	North Dodge Elementary School	K - 05	No						
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

The proposed site is within the attendance zone of North Dodge Elementary School, which has an average CCRPI score of 79.90 and is eligible for one (1) Quality Education Area point. Please see Tab 41 of the Application for the Quality Education Area documentation.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

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21. WORKFORCE HOUSING NEED (choose A or B)

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	60 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				3,464
Min Exceeded by:	0.00%	0.00%	0.00%	15.47%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs: 3,000
 Total Nbr of Jobs w/in the 2-mile radius: 3,464
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: 2,113
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: 61.00%

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	3,000	
Total Nbr of Jobs w/in the 2-mile radius	3,464	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	2,113	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	61.00%	0.00%

Project City	Eastman
Project County	Dodge
HUD SA	Dodge Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

The proposed development site is located within a rural area. The total number of jobs within a 2-mile radius exceeds the 3,000 minimum jobs threshold and greater than 60% of the workers travel over 10 miles to their place of work.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

The applicant submitted the pre-application and the Performance Workbook and the project team was deemed "Qualified - Complete". Please see Tab 19 for the Qualification Determination letter.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	60	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-057 Magnolia Ridge, Eastman, Dodge County

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

**Score
Value**

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

TOTALS:

92

60	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

Magnolia Ridge
Eastman, Dodge County

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

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

Magnolia Ridge
Eastman, Dodge County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Magnolia Ridge

Eastman, Dodge County

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

Scoring Section 16 - Innovative Project Concept Narrative

Magnolia Ridge

Eastman, Dodge 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]