

**Project Narrative**  
**15th Street Development Phase 3**  
**Augusta, Richmond County**

**Description of Proposed Project****Overview**

- 15th Street Development is a 26-acre mixed-use and master planned community developed and built by Walton Communities, LLC in association with the Augusta Affordable Housing Corporation. The community will consist of multiple phases of both senior and family apartments. 15th Street Development Phase 3 will consist of 90 one-bedroom units.

- The mission of the developer in the creation of 15th Street Development is to utilize the support of civic organizations, governmental authorities and residential neighbors in providing neighborhoods that matter in a mixed income and multi-generational housing environment with first-class amenities in an aesthetically superior combination of land planning, architectural elements and landscaping.

**General Description**

- 15th Street Development Phase 3 will be developed, built and managed through the joint efforts of Walton Communities and the Augusta Affordable Housing Corporation. This development will display exceptional interior appointments with the highest quality elevations. The affordable units serve moderate-income households of 62 years of age and older (head of household) earning 60% or less of the area median income.

- In order to reach these potential residents, marketing efforts will reach out to senior centers, churches, work-force employment centers such as the call centers in the area, retail and service industries, local government employees, teachers and seniors. The community will feature 60 restricted low income units and 30 unrestricted (market) units.

- 15th Street Development Phase 3 will offer a laundry facility, a community room set aside for resident use and a covered porch as well as a pavilion and landscaped courtyard. Additionally, there will be a library and wellness center within the community.

- Programs will also be available for adults; these activities will serve our senior adult residents by sponsoring programs such as the Fifty+ Club. These residents will enjoy cultural activities, field trips, and social functions throughout the year. Many residents will use these functions as their primary opportunity for social interaction.

- Floorplans at 15th Street Redevelopment Phase 3 will include spacious one with a host of elegant interior features such as crown molding, Whirlpool appliances with self-cleaning ovens, separate laundry rooms with pantry shelving and convenient raised vanities in the baths. Each home will be pre-wired for home office technology with high-speed internet and fax capabilities.

**Architectural and Landscaping**

- The project will be designed in an architectural style consistent with the community of Augusta, utilizing features which are present in neighboring properties. These include the use of brick and hardi exteriors, and standing seam metal roof accents.

- Construction materials will include hardi siding in a neutral palette, accented with brick and masonry. Tilt-out insulated aluminum windows will provide an attractive exterior appearance as well as excellent energy efficiency.

- All ground floor units will be handicap accessible and as such will be fitted with all appropriate handicap features as required by local and federal building codes. Several apartment units will be handicap accessible and some will have features specifically designed for those with audio &/or visual impairments.

**Landscaping and Site Design**

- Walton Communities places great emphasis on landscaping to provide walkable streetscapes, mature trees and shrubs, colorful seasonal, annual, and perennial beds and impressive community entrances.

- 15th Street Development will continue this tradition by insuring that all planted areas contain landscape materials of high-quality and above-average size.

- All trees will be a minimum caliper size of 2" in diameter and shrubs shall have a minimum height of 24". Ground covers shall be a minimum size of 1 gallon and placed a minimum of 18" on center.

- Areas of central focal point will include street trees, sodded lawns, seasonal planting beds and attractive fencing. High-end entry signage will be comparable to other Walton communities.

**Project Description:**

- Unit Mix: # Units: 90; Unit Type: 1BR/1BA; Unit Size: 750 sq. ft.

**Amenities:****Standard Site Amenities**

1. Community Room
2. Covered Porch Located in a central area
3. On-site laundry with a minimum of 3 washers and 3 dryers
4. Washer / Dryer Hookups in each unit
5. Library
6. Wellness Center

**Unit Amenities**

1. HVAC Systems
2. Energy Star Refrigerators
3. Built in Energy Star Dishwasher
4. Stoves
5. Powder-based stovetop fire suppression canisters installed above the range cook top

**Services:**

- Games, Senior Proms, Day Trips and other events are planned/overseen
- Exercise and cultural classes are provided.
- Cultural Enrichment Program
- Walton Communities offers a 90% reimbursement towards various cultural attractions
- In May Walton is offering the Augusta Canal Riverboat Cruise
- In June Walton has connected with the Augusta Museum of History.
- Exercise, health, and planting classes are examples of semi-monthly classes conducted on site

**PART ONE - PROJECT INFORMATION - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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:

**2017-060**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 822,000	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> <b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-064 <<Select>>

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

Project Name previously used:	<input type="text"/>	DCA Project Nbr previously assigned	<input type="text"/>
Has the Project Team changed?	<input type="text"/>	If No, what was the DCA Qualification Determination for the Team in that review	<< Select Designation >>

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Dave Loeffel			Title	Principal - Affordable Housing Inv
Address	2181 Newmarket Parkway			Direct Line	(678) 303-4127
City	Marietta			Fax	(678) 303-4111
State	GA	Zip+4	30067-8770	Cellular	(404) 969-5367
Office Phone	(678) 303-4100	Ext.	4727	E-mail	dloeffel@waltoncommunities.com

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

**IV. PROJECT LOCATION**

Project Name	15th Street Development Phase 3			Phased Project?	Yes- w/Master Plan
Site Street Address (if known)	1550 15th Street			DCA Project Nbr of previous phase:	15-045
Nearest Physical Street Address *	1550 15th Street			Scattered Site?	<input type="text" value="No"/> Nbr of Sites <input type="text" value="1"/>
Site Geo Coordinates (##.#####)	Latitude: 33.461484	Longitude: -81.995911	9-digit Zip**	Acreage	3.7500
City	Augusta			Census Tract Number	12260-13-245-0014.00
Site is predominantly located:	Within City Limits	County	Richmond	QCT?	<input type="text" value="Yes"/> DDA? <input type="text"/>
In USDA Rural Area?	<input type="text" value="No"/>	In DCA Rural County?	<input type="text" value="No"/>	Overall:	Urban

	Congressional	State Senate	State House
Legislative Districts **	124	22	12
If on boundary, other district:	<input type="text"/>		

Political Jurisdiction	Augusta-Richmond County			Website	http://www.augustaga.gov/
Name of Chief Elected Official	Hardie Davis, Jr.		Title	Mayor	
Address	535 Telfair Street			City	Augusta
Zip+4	30901-2371	Phone	706-821-2300		
				Email	HDavisJr@augustaga.gov

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

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	90	Adaptive Reuse:	<i>Non-historic</i>	0	<i>Historic</i>	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:	<input type="text"/>			



**PART ONE - PROJECT INFORMATION - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
1. L. Barry Teague	240 Atlanta Street Development Phase 3	Direct	7. Matthew L. Teague	240 Atlanta Street Development Phase 3	Direct
2. Lynda T. Ausburn	240 Atlanta Street Development Phase 3	Direct	8. Ben D. Teague	240 Atlanta Street Development Phase 3	Direct
3. Keith A. Davidson	240 Atlanta Street Development Phase 3	Direct	9		
4. W. David Knight	240 Atlanta Street Development Phase 3	Direct	10		
5. Thomas L. Wilkes	240 Atlanta Street Development Phase 3	Direct	11		
6. David K. Loeffel	240 Atlanta Street Development Phase 3	Direct	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 - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		Yes
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	The Housing Authority of the City of Augusta, Georgia	
Street Address	1435 Walton Way	
City	Zip+4	30901-2644
Area Code / Phone	Email	joglesby@augustapha.org
Contact	Jacob L. Oglesby	
Direct line	(706) 312-3158	
Cellular		

**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?	Yes	Qualification Determination?	Yes
Architectural Standards?		Payment and Performance Bond (HOME only)?	
Sustainable Communities Site Analysis Packet or Feasibility study?		Other (specify):	
HOME Consent?		State Basis Boost (extraordinary circumstances)	
Operating Expense?		If Yes, new Limit is ----->:	
Credit Award Limitation (extraordinary circumstances)?		If Yes, new Limit is ----->:	

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

Acquisition	
Rehab	
New Construction	December 31, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>IV. Project Location: The Zip4 web site does not provide a 9 digit zip code for this site.</p> <p>V. F Residential Parking Spaces - The project contains 51 parking spaces within the project site. It has access to 191 additional residential parking spaces located within the first phase of the development and immediately adjacent to Phase 3's site. Access to additional parking is granted by way of a Parking Easement, which can be found in folder '09SiteAccess'. The document is titled '09030115StDevP3ParkingEasement'.</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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)

15th Street Development Phase 3, L.P.				Name of Principal	Jacob L. Oglesby
1435 Walton Way				Title of Principal	ED of Nonprofit Sponsor
Augusta		Fed Tax ID:		Direct line	(706) 312-3158
GA	Zip+4	30901-2644	Org Type:	Non Profit	Cellular
(706) 312-3158		E-mail	joglesby@augustapha.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.

15th Street Development Phase 3 GP, LLC				Name of Principal	Jacob L. Oglesby
1435 Walton Way				Title of Principal	Manager
Augusta		Website	https://www.augustapha.org	Direct line	(706) 312-3158
GA	Zip+4	30901-2644		Cellular	
(706) 312-3158		E-mail	joglesby@augustapha.org		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

SunTrust Community Capital				Name of Principal	Brian Womble
1155 Peachtree Road, Suite 300				Title of Principal	First Vice President
Atlanta		Website	www.SunTrust.com	Direct line	(404) 588-8775
GA	Zip+4	30309-7220		Cellular	
(404) 588-8775		E-mail	brian.womble@SunTrust.com		

**b. State Limited Partner**

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

SunTrust Community Capital				Name of Principal	Brian Womble
1155 Peachtree Road, Suite 300				Title of Principal	First Vice President
Atlanta		Website	www.SunTrust.com	Direct line	(404) 588-8775
GA	Zip+4	30309-7220		Cellular	
(404) 588-8775		E-mail	brian.womble@SunTrust.com		

**3. NONPROFIT SPONSOR**

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

Augusta Affordable Housing Corporation				Name of Principal	Jacob L. Oglesby
1435 Walton Way				Title of Principal	Executive Director
Augusta		Website	https://www.augustapha.org	Direct line	(706) 312-3158
GA	Zip+4	30901-2644		Cellular	
(706) 312-3158		E-mail	joglesby@augustapha.org		

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Augusta Affordable Housing Corporation				Name of Principal	Jacob L. Oglesby
1435 Walton Way				Title of Principal	Executive Director
Augusta		Website	https://www.augustapha.org	Direct line	(706) 312-3158
GA		Zip+4	30901-2644	Cellular	
(706) 312-3158		E-mail	joglesby@augustapha.org		

**B. CO-DEVELOPER 1**

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

KDTA Development, Inc.				Name of Principal	Keith A. Davidson
2181 Newmarket Parkway				Title of Principal	Treasure
Marietta		Website		Direct line	(678) 303-4135
GA		Zip+4	30067-8770	Cellular	
(678) 303-4100		E-mail	kdavidson@waltoncommunities.com		

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

Walton Construction Services, LP				Name of Principal	Mark Stovall
6640 Akers Mill Pkwy; Bldg 1700				Title of Principal	President
Atlanta		Website	www.wcsatl.com	Direct line	(770) 272-9256
GA		Zip+4	30339-2715	Cellular	
(770) 272-9256		E-mail	mstovall@wcsatl.com		

**C. MANAGEMENT COMPANY**

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

Walton Communities, LLC				Name of Principal	Keith A. Davidson
2181 Newmarket Parkway				Title of Principal	Co-Manager
Marietta		Website	www.WaltonCommunities.com	Direct line	(678) 303-4135
GA		Zip+4	30067-8770	Cellular	
(678) 303-4100		E-mail	kdavidson@waltoncommunities.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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<b>D. ATTORNEY</b>	Arnall Golden Gregory LLP			Name of Principal	Jeff Adams
Office Street Address	171 17th Street			Title of Principal	Partner
City	Atlanta	Website	www.AGG.com	Direct line	(404) 873-7014
State	GA	Zip+4	30363-1031	Cellular	
10-Digit Office Phone / Ext.	(404) 873-7014	E-mail	jeffrey.adams@agg.com		

<b>E. ACCOUNTANT</b>	Novogradac & Company LLP			Name of Principal	Tabitha Jones
Office Street Address	2325 Lakeview Parkway, Suite 450			Title of Principal	Principal
City	Alpharetta	Website	www.novoco.com	Direct line	(678) 867-2333
State	GA	Zip+4	30009-7941	Cellular	
10-Digit Office Phone / Ext.	(678) 867-2333	E-mail	tabitha.jones@novoco.com		

<b>F. ARCHITECT</b>	Arrive Architecture Group (fka Gailer Tolson French)			Name of Principal	Marc Tolson
Office Street Address	2344 Highway 121, Suite 100			Title of Principal	Owner
City	Bedford	Website	http://arriveag.com	Direct line	(817) 514-0584
State	TX	Zip+4	76021-5987	Cellular	
10-Digit Office Phone / Ext.	(817) 514-0584	E-mail	marc@arriveag.com		

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

<b>A. LAND SELLER (If applicable)</b>	Augusta Housing as Lessor	Principal	Jacob L. Oglesby	10-Digit Phone / Ext.	7063123158
Office Street Address	1435 Walton Way			City	Augusta
State	GA	Zip+4	30901-2644	E-mail	joglesby@augustapha.org

**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?	Yes	The Co-Developer, KDTA Development, Inc., is co-managed by Keith A. Davidson, who is a principal in Walton Construction Services, LP. In addition, David Knight is a principal in both entities.
2. Buyer and Seller of Land/Property?	Yes	The Augusta Housing Authority Member of the GP entity is an instrumentality of the Housing Authority lessor.
3. Owner and Contractor?	Yes	The minority member of the GP is 15th Street Development Phase 3 Walton GP, LLC and is managed by Keith A. Davidson, who is a partner in Walton Construction Services. Additionally, David Knight is principal in both entities.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Keith A. Davidson and David Knight are principals in the Management Company, Co-Developer and Contractor

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.	Yes/No				Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0100%		
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	98.9900%		
State Ltd Partner		No	No	For Profit	1.0000%		
NonProfit Sponsor		No	No	Nonprofit	0.0000%		
Developer		No	No	Nonprofit	0.0000%		
Co-Developer 1		No	No	For Profit	0.0000%		
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor		No	No	For Profit	0.0000%		
Managemen t Company		No	No	For Profit	0.0000%		
<b>Total</b>					<b>100.0000%</b>		

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

The NonProfit Sponsor will be a 51% part of the General Partner entity. As such, the NonProfit Sponsor will have ownership. For the purposes of the chart above we are putting 0% ownership for the NonProfit Sponsor to avoid double counting ownership which would result in the total ownership exceeding 100%. All identity of interest is noted in section IV.B.

**PART THREE - SOURCES OF FUNDS - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

**I. GOVERNMENT FUNDING SOURCES (check all that apply)**

<input type="checkbox"/>	Yes	Tax Credits	<input type="checkbox"/>	FHA Risk Share	<input type="checkbox"/>	Georgia TCAP *
<input type="checkbox"/>		Historic Rehab Credits	<input checked="" type="checkbox"/>	Yes	FHA Insured Mortgage	USDA 515
<input type="checkbox"/>		Tax Exempt Bonds: \$	<input type="text"/>		Replacement Housing Funds	USDA 538
<input type="checkbox"/>		Taxable Bonds			McKinney-Vento Homeless	USDA PBRA
<input type="checkbox"/>		CDBG			FHLB / AHP *	Yes
<input type="checkbox"/>		HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA	Section 8 PBRA
<input type="checkbox"/>		DCA HOME * -- Amt \$	<input type="text"/>		Neighborhood Stabilization Program *	Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
<input type="checkbox"/>		Other HOME * -- Amt \$	<input type="text"/>		HUD CHOICE Neighborhoods	National Housing Trust Fund
<input type="checkbox"/>		Other HOME - Source	<input type="text" value="Specify Other HOME Source here"/>			Other <b>Type</b> of Funding - describe <i>type/program</i> here
						Specify <b>Administrator</b> 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	SunTrust 221d4	1,960,000	4.160%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	SunTrust	5,689,595		
State Housing Credit Equity	SunTrust	3,038,761		
Other Type (specify)	<input type="text"/>			
Other Type (specify)	<input type="text"/>			
Other Type (specify)	<input type="text"/>			
<b>Total Construction Financing:</b>		<b>10,688,356</b>		
Total Construction Period Costs from Development Budget:		<b>10,688,356</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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)	SunTrust 221d4	1,960,000	4.160%	40	40	100,652	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.33% Deferred Developer Fee	5,443	0.000%	10	10	544	Cash Flow

Total Cash Flow for Years 1 - 15: 502,643  
 DDF Percent of Cash Flow (Yrs 1-15) **1.083%** 1.083%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	SunTrust	7,233,600					
State Housing Credit Equity	SunTrust	3,863,400					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		<b>13,062,443</b>					
Total Development Costs from Development Budget:		<b>13,062,443</b>					
Surplus/(Shortage) of Permanent funds to development costs:		<b>0</b>					

Equity Check	+ / -	TC Equity
7,233,600	0.00	% of TDC
3,863,400	0.00	55%
		30%
		<u>85%</u>

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

The HUD Letter is provided in the Feasibility Section. There is also a letter from our lender, SunTrust, who will be the servicers of the 221d4 loan. The lender letter has the interest rate at 3.91% plus MIP of 0.25% per year. Therefore, we are showing 4.16% as both the construction rate and the permanent rate.

**PART FOUR - USES OF FUNDS - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

**I. DEVELOPMENT BUDGET**

			<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
<b>PRE-DEVELOPMENT COSTS</b>				<b>PRE-DEVELOPMENT COSTS</b>			
Property Appraisal			5,500	5,500			
Market Study			11,000	11,000			
Environmental Report(s)			17,000	17,000			
Soil Borings			3,500	3,500			
Boundary and Topographical Survey			10,000	10,000			
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 >>							
			<b>Subtotal</b>	<b>47,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ACQUISITION</b>				<b>ACQUISITION</b>			
Land							
Site Demolition							
Acquisition Legal Fees (if existing structures)							
Existing Structures							
			<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LAND IMPROVEMENTS</b>				<b>LAND IMPROVEMENTS</b>			
Site Construction (On-site)	Per acre:	213,333	800,000	550,000			250,000
Site Construction (Off-site)							
			<b>Subtotal</b>	<b>800,000</b>	<b>-</b>	<b>-</b>	<b>250,000</b>
<b>STRUCTURES</b>				<b>STRUCTURES</b>			
Residential Structures - New Construction			7,250,000	7,250,000			
Residential Structures - Rehab							
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr			250,000	250,000			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab							
			<b>Subtotal</b>	<b>7,500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>				<b>CONTRACTOR SERVICES</b>			
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>					
	6.000%	498,000	498,000	498,000			
Builder Overhead	2.000%	166,000	166,000	166,000			
General Requirements*	6.000%	498,000	498,000	498,000			
*See QAP: General Requirements policy	<b>14.000%</b>	<b>1,162,000</b>	<b>Subtotal</b>	<b>1,162,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>							
<b>Total Construction Hard Costs</b>			<b>9,462,000.00</b>				
<b>Average TCHC:</b>		105,133.33 per Res'l unit		105,133.33 per unit		133.56 per total sq ft	
		140.18 per Res'l unit SF		140.18 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>				<b>CONSTRUCTION CONTINGENCY</b>			
Construction Contingency	3.70%		350,000	350,000			

**PART FOUR - USES OF FUNDS - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	49,980	16,700			33,280
Construction Loan Interest	80,360	26,800			53,560
Construction Legal Fees	40,000	13,300			26,700
Construction Period Inspection Fees	10,000	3,300			6,700
Construction Period Real Estate Tax	-	-			-
Construction Insurance	45,000	15,000			30,000
Title and Recording Fees	40,250	13,400			26,850
Payment and Performance bonds					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>265,590</b>	<b>88,500</b>	<b>-</b>	<b>-</b>	<b>177,090</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	220,000	220,000			
Architectural Fee - Supervision	20,000	20,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	25,000	25,000			
Accessibility Inspections and Plan Review	8,000	8,000			
Construction Materials Testing	8,000	8,000			
Engineering	43,000	43,000			
Real Estate Attorney	30,000	30,000			
Accounting	30,000	30,000			
As-Built Survey	9,000	9,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>413,000</b>	<b>413,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 800					
Building Permits	52,500	52,500			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	10,787	10,787			
Sewer Tap Fees waived? <input type="text" value="No"/>	8,719	8,719			
<b>Subtotal</b>	<b>72,006</b>	<b>72,006</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**PART FOUR - USES OF FUNDS - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		2,500				2,500
LIHTC Allocation Processing Fee	65,760	65,760				65,760
LIHTC Compliance Monitoring Fee	72,000	72,000				72,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	149,760				149,760
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		70,000				70,000
Tax Credit Legal Opinion		7,000				7,000
Syndicator Legal Fees		45,000				45,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	122,000				122,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	20.000%	326,000	326,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,304,000	1,304,000			
	<b>Subtotal</b>	1,630,000	1,630,000	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		25,000				25,000
Rent-Up Reserves	98,587	98,587				98,587
Operating Deficit Reserve:	247,500	247,500				247,500
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 2,000	180,000	180,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	551,087	180,000	-	-	371,087
		<b>OTHER COSTS</b>				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>13,062,443</b>	<b>11,992,506</b>	<b>-</b>	<b>-</b>	<b>1,069,937</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	145,138.26	<b>Square Foot:</b>	184.39		

**PART FOUR - USES OF FUNDS - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

**Subtractions From Eligible Basis**

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

**Eligible Basis Calculation**

Total Basis	11,992,506	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	11,992,506	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <b>DDA/QCT</b>	130.00%		
Adjusted Eligible Basis	15,590,258	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	66.67%	66.67%	66.67%
Qualified Basis	10,393,505	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	935,415	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>935,415</b>		

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

13,064,130	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	
13,062,443					
1,960,000					
11,102,443					
/ 10					
1,110,244					
1.3500	=	Federal	0.8800	+	State
<b>822,403</b>					0.4700
822,403					
822,000					
<b>822,000</b>					

**PART FOUR - USES OF FUNDS - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

The construction cost are consistent with other jobs we have under construction currently and was provided by Walton Construction Services, our general contractor as an estimate to use for our application.

For purposes of the development budget, it is assumed that the property will remain tax exempt through the construction period. Augusta Housing Authority has developed several tax credit communities and this has always been the case.

Impact fees are based on an estimate obtained from Walton Construction Services. This estimate is included in the feasibility tab of our application.

The Construction Loan Fee is itemized in the SunTrust/Pillar (lender) HUD D4 commitment letter found in the Feasibility section.

**PART FOUR (b) - OTHER COSTS - 2017-060 - 15th Street Development Phase 3 - Augusta - Richmond, County**

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

**EQUITY COSTS**

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

[Empty description box]

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
-----------------------------------	----------------------------

**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 - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

**DCA Utility Region for project: Local PHA**

*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	Augusta Housing Authority		
Date of Utility Allowances	September 1, 2016	Structure	3+ 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			24	29			
Cooking	Electric	X			10	12			
Hot Water	Electric	X			17	24			
Air Conditioning	Electric	X			15	19			
Range/Microwave	Electric		X		0	0			
Refrigerator	Electric		X		0	0			
Other Electric	Electric	X			32	35			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			42	64			
Refuse Collection			X		0	0			
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>140</b>	<b>183</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances			
Date of Utility Allowances		Structure	

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	<<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									
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Utilities are based on AHA Garden Style utility allowances for 2016. See tab 01. Although Augusta does not have a separate utility cost for Heat Pumps, we will be using Heat Pumps as our heat source. Additionally, Augusta has different rates depending on utility provider. Our electric provider is GA Power, consistent with our utility provider letter in tab 11.

**DCA COMMENTS**







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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	90	0	0	0	0	90
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	45,000	0	0	0	45,000
0	0	0	0	0	0
0	45,000	0	0	0	45,000
0	22,500	0	0	0	22,500
0	67,500	0	0	0	67,500
0	0	0	0	0	0
0	67,500	0	0	0	67,500

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

**Ancillary Income**

11,952

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	80,000
Maintenance Salaries & Benefits	45,000
Support Services Salaries & Benefits	27,000
Other (describe here)	
<b>Subtotal</b>	<b>152,000</b>

**On-Site Office Costs**

Office Supplies & Postage	8,500
Telephone	4,500
Travel	3,000
Leased Furniture / Equipment	2,000
Activities Supplies / Overhead Cost	5,500
Other (describe here)	
<b>Subtotal</b>	<b>23,500</b>

**Maintenance Expenses**

Contracted Repairs	16,000
General Repairs	16,000
Grounds Maintenance	16,000
Extermination	4,000
Maintenance Supplies	9,000
Elevator Maintenance	5,000
Redecorating	15,000
Other (describe here)	
<b>Subtotal</b>	<b>81,000</b>

**On-Site Security**

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

**Professional Services**

Legal	9,000
Accounting	12,000
Advertising	12,000
Other (describe here)	
<b>Subtotal</b>	<b>33,000</b>

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

Electricity	20	22,000
Natural Gas	0	0
Water&Swr	9	10,000
Trash Collection		6,000
Other (describe here)		
<b>Subtotal</b>		<b>38,000</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	20,653
Insurance**	17,851
Other (describe here)	
<b>Subtotal</b>	<b>38,504</b>

**Management Fee:**

	<b>28,344</b>
338.64	Average per unit per year
28.22	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **394,348**

Average per unit 4,381.64  
*Total OE Required 360,000*

**Replacement Reserve (RR)** **22,500**

Proposed averaga 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	90 units x \$250 =	22,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>90</b>	<b>22,500</b>

**TOTAL ANNUAL EXPENSES** **416,848**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

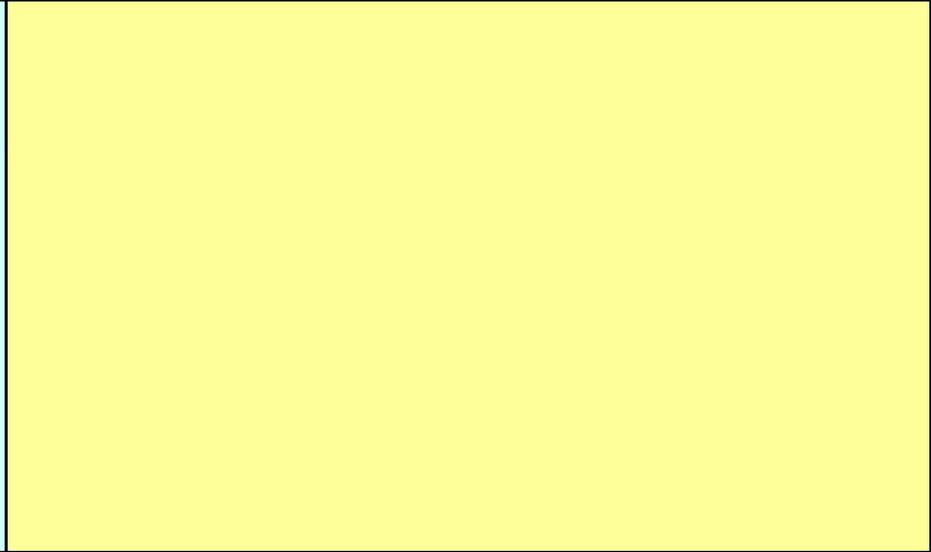
**VI. DCA COMMENTS**

\*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation.

There is no real estate tax abatement. However, historically when doing projects in partnership with a housing authority, there has been a tax exemption per a private enterprise agreement for the low income units. In this case we expect there to be some tax levied per the market rate units in the project. The taxes shown here are estimated based on  $(30/90) * \$61,959 = \$20,653$ . This estimate is included in tab 01 for feasibility and takes into account the potential impact/change to property valuations from the recent GA Supreme Court decision. This is multiplied by the portion of market rate units in the property (30 market units of 90 total units). This conclusion is also supported by an email from our tax consultant and a tax memo regarding the private enterprise agreement, which is also included in tab 01 for feasibility.

\*\*To all Applicants: in addition to your other comments, please provide methodology for insurance calculation.

We received an insurance quote from Rhodes Risk Advisors for our insurance cost in the proforma. This insurance quote is included in the feasibility tab of our application.



**PART SEVEN - OPERATING PRO FORMA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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:	-0.88%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	597,600	609,552	621,743	634,178	646,861	659,799	672,995	686,455	700,184	714,187
Ancillary Income	11,952	12,191	12,435	12,684	12,937	13,196	13,460	13,729	14,004	14,284
Vacancy	(42,669)	(43,522)	(44,392)	(45,280)	(46,186)	(47,110)	(48,052)	(49,013)	(49,993)	(50,993)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(366,004)	(376,984)	(388,294)	(399,942)	(411,941)	(424,299)	(437,028)	(450,139)	(463,643)	(477,552)
Property Mgmt	(28,344)	(28,911)	(29,489)	(30,079)	(30,681)	(31,294)	(31,920)	(32,559)	(33,210)	(33,874)
Reserves	(22,500)	(23,175)	(23,870)	(24,586)	(25,324)	(26,084)	(26,866)	(27,672)	(28,502)	(29,357)
NOI	150,035	149,151	148,133	146,973	145,667	144,208	142,589	140,801	138,839	136,694
Mortgage A	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)
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	44,383	43,498	42,480	41,321	40,015	38,556	36,936	35,148	33,186	31,042
DCR Mortgage A	1.49	1.48	1.47	1.46	1.45	1.43	1.42	1.40	1.38	1.36
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.49	1.48	1.47	1.46	1.45	1.43	1.42	1.40	1.38	1.36
Oper Exp Coverage Ratio	1.36	1.35	1.34	1.32	1.31	1.30	1.29	1.28	1.26	1.25
Mortgage A Balance	1,940,515	1,920,203	1,899,031	1,876,960	1,853,954	1,829,972	1,804,973	1,778,915	1,751,751	1,723,435
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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:	-0.88%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	728,471	743,040	757,901	773,059	788,521	804,291	820,377	836,784	853,520	870,590
Ancillary Income	14,569	14,861	15,158	15,461	15,770	16,086	16,408	16,736	17,070	17,412
Vacancy	(52,013)	(53,053)	(54,114)	(55,196)	(56,300)	(57,426)	(58,575)	(59,746)	(60,941)	(62,160)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(491,879)	(506,635)	(521,834)	(537,489)	(553,614)	(570,222)	(587,329)	(604,949)	(623,097)	(641,790)
Property Mgmt	(34,551)	(35,242)	(35,947)	(36,666)	(37,400)	(38,148)	(38,910)	(39,689)	(40,482)	(41,292)
Reserves	(30,238)	(31,145)	(32,080)	(33,042)	(34,033)	(35,054)	(36,106)	(37,189)	(38,305)	(39,454)
NOI	134,360	131,826	129,084	126,127	122,943	119,526	115,865	111,947	107,765	103,306
Mortgage A	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)
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	28,707	26,173	23,432	20,474	17,291	13,873	10,212	6,294	2,112	(2,347)
DCR Mortgage A	1.33	1.31	1.28	1.25	1.22	1.19	1.15	1.11	1.07	1.03
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.33	1.31	1.28	1.25	1.22	1.19	1.15	1.11	1.07	1.03
Oper Exp Coverage Ratio	1.24	1.23	1.22	1.21	1.20	1.19	1.17	1.16	1.15	1.14
Mortgage A Balance	1,693,919	1,663,152	1,631,079	1,597,647	1,562,797	1,526,469	1,488,601	1,449,128	1,407,980	1,365,088
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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:	-0.88%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	888,002	905,762	923,877	942,355	961,202	980,426	1,000,035	1,020,035	1,040,436	1,061,245
Ancillary Income	17,760	18,115	18,478	18,847	19,224	19,609	20,001	20,401	20,809	21,225
Vacancy	(63,403)	(64,671)	(65,965)	(67,284)	(68,630)	(70,002)	(71,402)	(72,831)	(74,287)	(75,773)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(661,044)	(680,875)	(701,302)	(722,341)	(744,011)	(766,331)	(789,321)	(813,001)	(837,391)	(862,512)
Property Mgmt	(42,118)	(42,960)	(43,820)	(44,696)	(45,590)	(46,502)	(47,432)	(48,380)	(49,348)	(50,335)
Reserves	(40,638)	(41,857)	(43,112)	(44,406)	(45,738)	(47,110)	(48,523)	(49,979)	(51,478)	(53,023)
NOI	98,559	93,514	88,156	82,476	76,458	70,089	63,357	56,246	48,741	40,827
Mortgage A	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)
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	(7,093)	(12,138)	(17,496)	(23,177)	(29,195)	(35,563)	(42,296)	(49,407)	(56,912)	(64,826)
DCR Mortgage A	0.98	0.93	0.88	0.82	0.76	0.70	0.63	0.56	0.48	0.41
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.98	0.93	0.88	0.82	0.76	0.70	0.63	0.56	0.48	0.41
Oper Exp Coverage Ratio	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04
Mortgage A Balance	1,320,377	1,273,771	1,225,188	1,174,544	1,121,754	1,066,725	1,009,363	949,568	887,238	822,266
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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:	-0.88%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,082,470	1,104,119	1,126,201	1,148,725	1,171,700
Ancillary Income	21,649	22,082	22,524	22,975	23,434
Vacancy	(77,288)	(78,834)	(80,411)	(82,019)	(83,659)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(888,388)	(915,039)	(942,491)	(970,765)	(999,888)
Property Mgmt	(51,342)	(52,368)	(53,416)	(54,484)	(55,574)
Reserves	(54,613)	(56,252)	(57,939)	(59,678)	(61,468)
NOI	32,488	23,708	14,469	4,754	(5,456)
Mortgage A	(100,652)	(100,652)	(100,652)	(100,652)	(100,652)
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	(73,165)	(81,944)	(91,184)	(100,898)	(111,108)
DCR Mortgage A	0.32	0.24	0.14	0.05	(0.05)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.32	0.24	0.14	0.05	(0.05)
Oper Exp Coverage Ratio	1.03	1.02	1.01	1.00	1.00
Mortgage A Balance	754,538	683,938	610,345	533,631	453,664
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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:	-0.88%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

**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)

No debt service payments deviate from the amount shown in Permanent Sources (Part III).

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.)
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19.)
20.)

**1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN**

Pass?

*Threshold Justification per Applicant*

The project is financially sustainable based on income from operations. The sources and uses have been provided in accordance with the Plan. The applicant complies with all DCA underwriting assumptions, including those that apply to viability analysis.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

**Applicant Response DCA USE**

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

**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.

**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.

		New Construction and Acquisition/Rehabilitation		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type
<b>Detached/Semi-Detached</b>	Efficiency	0	0	128,534 x 0 units =	0
	1 BR	1	0	167,884 x 0 units =	0
	2 BR	2	0	203,317 x 0 units =	0
	3 BR	3	0	248,031 x 0 units =	0
	4 BR	4	0	291,664 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>	Efficiency	0	0	121,141 x 0 units =	0
	1 BR	1	0	158,487 x 0 units =	0
	2 BR	2	0	192,445 x 0 units =	0
	3 BR	3	0	235,984 x 0 units =	0
	4 BR	4	0	279,881 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>	Efficiency	0	0	101,425 x 0 units =	0
	1 BR	1	0	140,219 x 0 units =	0
	2 BR	2	0	177,997 x 0 units =	0
	3 BR	3	0	232,756 x 0 units =	0
	4 BR	4	0	290,094 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>	Efficiency	0	0	103,683 x 0 units =	0
	1 BR	90	13,064,130	145,157 x 90 units =	13,064,130
	2 BR	0	0	186,630 x 0 units =	0
	3 BR	0	0	248,840 x 0 units =	0
	4 BR	0	0	311,050 x 0 units =	0
	<i>Subtotal</i>	<i>90</i>	<i>13,064,130</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>		<b>90</b>	<b>13,064,130</b>	<b>0</b>	<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Augusta**

Tot Development Costs:

**13,062,443**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**3**

**Project Cost Limit (PCL)**

**13,064,130**

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

*Threshold Justification per Applicant*

*DCA's Comments:*

Our pro forma development cost is less than the Project Cost Limit for Augusta, Georgia.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**HFOP**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

Tenancy will be within the definition of the HFOP definition per the 2017 DCA QAP, and the applicant will not discriminate against children, which is an absolute requirement of any 221d4 financing.

**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:

**Monthly b-day celebrations, Monthly themed events, other socials throughout the month. (see note)**

**Technology tutoring, gardening, ID theft protection, etc. (see note)**

**Healthy cooking, diabetes management, exercise classes, etc. (see note)**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

<b>Applicant Response</b>	<b>DCA USE</b>
---------------------------	----------------

**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.

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

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

Social and Recreational programs may include Monthly birthday celebrations, Monthly themed events that include dinner (such as Winter Warmup, Valentine Banquet, Irish Potato Bar with Green Bingo, Decade of Dance, Senior Prom, Salute to America Luncheon, Tea Party, Garden Party, Luau, Christmas Open House, Thanksgiving Feast, Mexican Fiesta) or other events as resident needs evolve.

On-site enrichment classes may include: Technology tutoring, gardening, identity theft prevention, CPR, self-defense, learning about Medicare options, knitting/crocheting, Avoiding Scams or other events as resident needs evolve.

On-site health classes, may include: Healthy cooking, diabetes management, exercise classes (chair aerobics and more active exercises), walking club, water aerobics (if there is a pool), fall prevention, heart health, Alzheimer's and Dementia, Elder Abuse, Advanced Care Planning, Stroke Awareness, Arthritis & Joint Pain) or other events as resident needs evolve.

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

**5 MARKET FEASIBILITY**

Pass? 

--

- 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.	Tad Scepianiak	
B.	93 percent within 8-9 months; pages 5, 60	
C.	97.7%; pages 6, 50, 60	
D.	21.5%; pages 4, 6, 42, 62	

Project Nbr	Project Name
1	2015-045 15th St Dev Ph 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 urban core of Augusta, in the second largest city in the state, lacks new apartment communities to provide housing for its residents. The occupancy is incredibly high at 97.7% and the housing authority has a waiting list of over 7,000 people. The only recently approved projects are a family project (Freedoms Path) and the project the applicant was awarded in 2015. Augusta wants the redevelopment in this area as demonstrated by the massive amount of reinvestment as demonstrated by the Community Revitalization Plan and Community Transformation Plan. In addition to this project, it is our hope to bring a 4% LIHTC project to DCA for its consideration in 2017 as well adjacent to this site. The need for affordable housing in this area is significant.

*DCA's Comments:*

**6 APPRAISALS**

Pass? 

--

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

Appraiser's Name: **Not Applicable**

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

*Threshold Justification per Applicant*

Since the ground lease is for a nominal amount there is no requirement for an appraisal.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **Enercon**

B. Is a Phase II Environmental Report included?

B. **Yes**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Arpeggio**

2) **67**

**15th Street, CSX Railroad**

D. Is the subject property located in a:

D.

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

1) **No**

2) **No**

a)

b)

c)

3) **No**

a)

b)

c)

4) **No**

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

- 1) Lead-based paint? **Yes**
- 2) Noise? **Yes**
- 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:

**None**

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

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

1) **No**

2) **Yes**

3) **Yes**

G. **N/A**

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

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

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

H. **<<Select>>**

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

7.B and 7.E1 - A Lead in Soils report is included as Exhibit E to the Phase I Environmental Report. The Phase II is included in tab 07 as a separate document.

7.C - A Noise Assessment and Attenuation Plan is included in Exhibit F to the Phase I Environmental. Noise levels above 65 will be attenuated per the noise attenuation plan by Arpeggio in Appendix F of the Environmental.

7.E. - Historic Designation: Although there is no historic designation, the property is subject to and has fully complied with the Memorandum of Agreement (MOA) and all supporting documentation supporting this is contained in Appendix Q.

7.E.6 - A cultural resource reconnaissance and report of the property was performed by New South Associates on May 11, 2017. New South Associates indicated that no unrecorded archeological resources were on the property. New South Associates concluded that the project will have no effect on cultural resources, and no further cultural resource survey was recommended for the property. Refer to Appendix Q

7.H. Because this project will be a HUD mixed finance deal, we have completed the HOME/HUD forms. Also, as part of our submission we have included the site and neighborhoods approval from HUD.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

<b>Applicant Response</b>	<b>DCA USE</b>
---------------------------	----------------

**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.

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date: See Comment
- B. Form of site control: B. **Ground lease/Option**
- C. Name of Entity with site control: C. **15th Street Development Phase 3, L.P.**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

*Threshold Justification per Applicant*

Per section 1 of the Option, the Option expires 12 months after the award notification. The structure has the Augusta Housing Authority leasing the land to an entity in which they are the managing GP, as such, there is an identity of interest.

*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?

<b>Pass?</b>		
A.	Yes	
B.		
C.		
D.		

*Threshold Justification per Applicant*

The site being acquired by the project partnership is part of a master plan that is currently owned by Augusta Housing Authority. There is a clause in the option to lease in tab 8 committing AHA to provide any easement to any phases as needed. This is not necessary for this phase per se, as it has both vehicular and pedestrian access, however, it will be critical to the functionality of the overall master planned site. Also, although not necessary to use the property, there is also a easement that allows use of the Phase 1 property's parking and access across the parking lot.

*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?

<b>Pass?</b>		
A.	Yes	
B.	Yes	
C.	Yes	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
D.	Yes	
E.	Yes	

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

The site is zoned for multifamily and meets the requirements in the ordinance, but is technically exempt from the zoning requirements. The site plan has been developed in accordance with the requirements of zoning. The site plan that conforms with zoning is included in tab 10.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.*

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:  
*Threshold Justification per Applicant*

- 1) Gas
- 2) Electric

**Not Applicable - Property will be all electric**  
**Georgia Power**

Pass?		
1)		
2)	Yes	

The property will be all electric with electricity provided by Georgia Power. A letter commenting on capacity and availability is included in tab 11.

*DCA's Comments:*

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

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

- 1) Public water
- 2) Public sewer

**Augusta Utilities Department**  
**Augusta Utilities Department**

Pass?		
A1)	No	
2)		
B1)	Yes	
2)	Yes	

Water and sanitary sewer will be provided by the City of Augusta Utilities Department. A letter commenting on capacity and availability is included in tab 12.

*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) **Room**
- A2) **Covered Porch** If "Other", explain here
- A3) **On-site laundry**

Pass?		
A.	Yes	
	Agree	
B.		

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) **Library (DCA pre-approval in tab 13)**
- 2) **Wellness Center**

Additional Amenities (describe below) Guidebook Met? DCA Pre-approve

- 3)
- 4)

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

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

C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	

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?

D.	Agree	
1)	Yes	
2)	Yes	
3a)	Yes	
3b)		

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

*Threshold Justification per Applicant*

Library preapproved by DCA. See tab '13Amenities' for approval form. All other amenities, including those required for Senior projects, will be provided as specified by the QAP, architectural manual, and amenity guidebook.

*DCA's Comments:*

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

Pass?

A. Type of rehab (choose one):

A. <<Select>> <<Select>>

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C.

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?**

*Threshold Justification per Applicant*

Project is entirely new construction.

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

Pass?

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?

A.

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.)?

B.

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?

C.

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D.

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

Conceptual site plan: To the best of our knowledge, we've included everything that DCA requires on the 3 pages of the conceptual site plan. To the degree that DCA wants more clarity on any particular item, please let us know. The amenities are all provided and centered within the "clubhouse" area as shown on the conceptual site plan. The conditioned seating areas are near the elevator. It is anticipated that we will work through the specific architectural design of these amenities prior to closing. These areas are shown on page 1 of 3 of the conceptual site plan and identified also on page 3 of 3.

Location/Vicinity Map: The "municipality" is technically the entire county, as Augusta-Richmond is a consolidated county. However, we have provided 3 levels of location maps to make sure that DCA can easily find the property and see it within the context of the surrounding area.

Ground Level photos: Photos were taken from the site, with the location and direction of the photo clearly marked on the site maps shown on the same page as the photo.

Aerial photos: These were taken in the month before the application deadline and provide a visual context for the site in relation to nearby properties.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

Pass?

- 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.	<b>Agree</b>	
B.	<b>Agree</b>	

*Threshold Justification per Applicant*

Walton Communities and Augusta Affordable Housing Corporation will ensure the property is built to DCA's energy standards as well as those required by an EarthCraft Multi-family community. Our Technical Advisor will be tasked with ensuring all design and construction is done according to the sustainability requirements of threshold and scoring.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

**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 indicated 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?
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- 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?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	5	5	5%
1) b. Roll-In Showers	2	2	40%
2) Sight / Hearing Impaired	2	2	2%

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	

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Larry Hamrick; Diligent Construction Svcs**

- 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.

*Threshold Justification per Applicant*

Project will meet all accessibility requirements and any additional requirements established by DCA. The applicant will retain an accessibility consultant, that is, at the time of use, approved by DCA. Currently, we are basing our choice on the most recent list available:  
[http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/A\\_HFDMain/ConstructnSvcs/Other/QualifiedAccessibilityConsultants.pdf](http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/A_HFDMain/ConstructnSvcs/Other/QualifiedAccessibilityConsultants.pdf)  
 If in the future, DCA changes its list of accessibility consultants in such a way as it necessitate us choosing a different accessibility consultant, we will do so at that time.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

<b>Applicant Response</b>	<b>DCA USE</b>
---------------------------	----------------

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

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

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

		Pass?	
A. Name of Qualified non-profit:	A. <b>Augusta Affordable Housing Corporation</b>		
B. Non-profit's Website:	B. <b>http://www.aahcorp.org/about-us-2/</b>		
C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes?	C. <b>Yes</b>		
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. <b>Yes</b>		
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. <b>Yes</b>		
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. <b>Yes</b>		
G. <u>All Applicants:</u> Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? 1) <u>CHDOS Only:</u> If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity?	G. <b>Yes</b>		
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. <b>Yes</b>		
I. Is 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. <b>Yes</b>		

*Threshold Justification per Applicant*

Regarding 21.H. The GP Operating Agreement acts as the GP Joint Venture Agreement and can be found in tab 21.

*DCA's Comments:*

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

		Name of CHDO Managing GP:	Pass?
A. Name of CHDO:	<input type="text"/>	<input type="text"/>	
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?	D.	DCA HOME Consent amount: <input type="text" value="0"/>	

*Threshold Justification per Applicant*

Applicant is not requesting HOME Loans under the CHDO set-aside.

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

		Pass?
A. Credit Eligibility for Acquisition	A. <b>No</b>	
B. Credit Eligibility for Assisted Living Facility	B. <b>No</b>	
C. Non-profit Federal Tax Exempt Qualification Status	C. <b>No</b>	
D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]	D. <b>No</b>	
E. Other (If Yes, then also describe):	E. <input type="text"/>	

*Threshold Justification per Applicant*

The non-profit opinion letter can be found in tab 21. No other legal opinions are provided or required.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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.

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

- 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:		

*Threshold Justification per Applicant*

The applicant will not displace or relocate any tenants.

*DCA's Comments:*

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

Pass?

**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.

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

*Threshold Justification per Applicant*

We will incorporate these concepts into our marketing and leasing practices. We will work with DCA to ensure that our marketing plans are inclusive and affirmatively further fair housing.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

Pass?

*Threshold Justification per Applicant*

This will be a subsequent phase of a redevelopment of a former public housing site. As such, the development will be utilizing some of the pre-existing infrastructure and will benefit from masterplanning with the other phases. In addition, the development leverages substantial local government resources to help implement the city's place based strategy.

**PART EIGHT - THRESHOLD CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond 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 Comments:*

[Empty yellow box for DCA's Comments]

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>67</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

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

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

DCA's Comments:

Enter "1" for each item listed below.

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

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>67 20</b>
	<b>3</b>	<b>2 0</b>

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **90**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

Per Applicant	Per DCA
<b>0.00%</b>	<b>0.00%</b>
<b>0.00%</b>	<b>0.00%</b>

A.	0	0
1.	0	0
2.	0	0
B.	2	0
1.	2	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:
20

<b>22.22%</b>	<b>0.00%</b>
<b>0</b>	<b>0</b>

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

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

15th Street Development Phase 3 is in the Urban Core of Augusta, GA in the Laney Walker Bethlehem neighborhood. There are numerous amenities close by, and most importantly, jobs are located nearby. This site is next door to the Augusta University Health and Science campus. According to the market study in tab 5, Augusta University is the second largest employer in the city of Augusta. Beyond AU, there are over 30,000 jobs in a two mile radius, according to the workforce data in tab 42. Shiloh Community Center is across the street that offers senior services, the Boys and Girls club is closer and connected by sidewalks so it was included in the desirable sites, but the property is surrounded by great amenities and services.

Also, while the neighborhood around the site has some homes that need to be removed, the city is working in collaboration with the housing authority as evidenced by the MOU for demolition of these homes. This MOU can be found in this tab of the application. Indeed, the city has spent 1.37 million in the last three years, as a third party investment, helping to connect the economic vitality of Augusta University with the Laney Walker Bethlehem neighborhood as evidenced in tab 31. This project itself is part of that holistic place based effort to transform this neighborhood and build connection on connection until the entire neighborhood is transformed.

Beulah Grove Baptist and the Boys and Girls Club are adjacent to the site. The needs of our residents will be addressed by these organization. The church has numerous ministries beyond a traditional Sunday School and Church Service schedule. They have a licensed day care and an accredited school which offers a needs based tuition. They have a food and clothing pantry. They have a medical clinic. The Boys and Girls club will help the people that live in our family phase (4% bond application which we hope to submit later this year!). They work with the kids to keep them engaged scholastically all year round with after school and summer learning programs.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

<b>6</b>	<b>3</b>	<b>0</b>
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**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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**Score Value**

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

**TOTALS:**

**92**

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

Applicant Agrees?	DCA Agrees?
-------------------	-------------

Yes	
-----	--

Yes	
-----	--

Yes	
-----	--

Yes	
-----	--

Yes	
-----	--

Evaluation Criteria

**Competitive Pool chosen: Flexible**

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

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

**Flexible Pool**

Choose **A or B.**

**A. Transit-Oriented Development**

Choose **either option 1 or 2 under A.**

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

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

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

**B. Access to Public Transportation**

Choose **only one option in B.**

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

For <b>ALL</b> options under this scoring criterion, <b>regardless of Competitive Pool chosen</b> , provide the information below for the transit agency/service:	
Augusta Public Transit	(706) 821-1721
http://www.augustaga.gov/232/Public-Transit	
http://ga-augusta2.civicplus.com/DocumentCenter/Home/View/2984	

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

Route and Location:  
 • The stop is served by Augusta Public Transit bus route 6 entitled "K-Mart," which has 3 segments. Among the three, the stop is along the Lee Beard @ Wrightsboro Inbound/Outbound Route 2 on the K-Mart Bus line (see the map in tab 27 titled '27020115StDevP3TransitStopMap' for details)  
 • The stop is located on the southeast side of the 15th Street Development on Lee Beard Way. The bus stop sign is attached and also painted to the telephone pole adjacent to the site. While this bus stop is sufficient, in talks with Augusta Public Transit, they are going to allow us to build a bus shelter at this stop similar to the one we installed for the Walton Oaks community in Augusta GA.

Access:  
 • The site has an onsite sidewalk connection to the bus stop. There are is a very small amount of sidewalk that would be needed to access the bus stop from the site. This is noted on the plan in tab 27.  
 • The fencing displayed in the picture is temporary fencing and will not be a part of the community and will not obstruct the tenant's path from their unit to the stop.

DCA's Comments:

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose **only one.** See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily

**Flexible**

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

DCA's Green Building for Affordable Housing Training

Date of Course	3/3/17	David K Loeffel	Walton Communities, LLC
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Yes	
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**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

**Course -** Participation Certificate obtained?  **Date of Course**  **<<Enter Participant 's Name here>>**  **<<Enter Participant 's Company Name here>>**

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

<b>Yes</b>	<input type="text"/>
<b>N/a</b>	<input type="text"/>

**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?

<b>2</b>	<b>A. Yes/No</b>	<b>Yes/No</b>
	<input type="text"/>	<input type="text"/>

**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 (LEED-ND v4)**

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

b) Name of nonrelated third party LEED AP that prepared Feasibility Study:  **<<Enter LEED AP's Name here>>**  **<<Enter LEED AP 's Company Name here>>**

**Commitments for Building Certification:**

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?

	<b>Yes/No</b>	<b>Yes/No</b>
<b>1.</b>	<b>Yes</b>	<input type="text"/>
<b>2.</b>	<b>Yes</b>	<input type="text"/>
<b>3.</b>	<b>Yes</b>	<input type="text"/>

**B. Sustainable Building Certification**

Project commits to obtaining a sustainable building certification from the program chosen above?

<b>1</b>	<b>B. Yes</b>	<input type="text"/>
----------	---------------	----------------------

**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?

<b>3</b>	<b>C. Yes/No</b>	<b>Yes/No</b>
<b>1.</b>	<b>No</b>	<input type="text"/>

**D. High Performance Building Design**

The proposed building design demonstrates:

<b>1</b>	<b>D. 1</b>	<b>0</b>
----------	-------------	----------

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.

<b>1.</b>	<input type="text"/>	<input type="text"/>
<b>2.</b>	<b>Yes</b>	<input type="text"/>
<b>3.</b>	<input type="text"/>	<input type="text"/>

*Scoring Justification per Applicant*

The applicant will engage with a qualified Technical Advisor to ensure compliance with Threshold and Scoring Sustainable Building Certification Requirements and High Performance Building Design. Our Technical Advisor has worked with our architects and contractor team to ensure that the product we are designing and building meets the needs of our residents and ensures a sustainable and energy efficient apartment home. This creates a more sustainable asset and a better long term investment in the local community.

In addition to design reviews, there will be subcontractor trainings and onsite inspections at various stages during the construction process. This assures us that at the final product will meet all requirements and avoid the need for costly repairs after the fact.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

<b>7</b>	<b>0</b>	<b>0</b>
----------	----------	----------

**A Census Tract Demographics**

<b>3</b>	<b>0</b>	<input type="text"/>
----------	----------	----------------------

**& Competitive Pool chosen:** **Flexible**

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

**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/):

<b>No</b>	<input type="text"/>
-----------	----------------------

2. Less than  **< Select >** below Poverty level (see Income) **Actual Percent**
3. Designated Middle or Upper Income level (see Demographics) **Designation:**  **<Select>**

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		Score Value	Self Score	DCA Score
<b>TOTALS:</b>		<b>92</b>	<b>67</b>	<b>20</b>
4. (Flexible Pool) Project is <b>NOT</b> located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but <b>IS</b> located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)				
<b>C. Georgia Department of Public Health Stable Communities</b>			<b>0</b>	<b>0</b>
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		
	<Select>	<Select>		
<b>D. Mixed-Income Developments in Stable Communities</b>	Market units: <input type="text" value="30"/>	Total Units: <input type="text" value="90"/>	Mkt Pct of Total: <input type="text" value="33.33%"/>	<b>2</b>
DCA's Comments:			<b>0</b>	<b>0</b>

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

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

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 8 - 9	
b) Includes public input and engagement <u>during the planning stages</u> ?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 12 - 17	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan >		pg 28 - 29	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 28 - 29	
	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 28 - 29	
e) Discusses resources that will be utilized to implement the plan?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 28 - 29	
f) Is included <i>in full</i> in the appropriate tab of the application binder?	<b>No</b>		<b>Yes</b>	

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

Not Applicable

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

<http://www.augustapha.org/files/LWBCTP.pdf>

**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.)

ii.)

2 A. 

Yes/No	Yes/No

i.)	<b>N/a</b>	
ii.)	<b>N/a</b>	

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

a)

b) <<Select Event 1 type>> <<Select Event 2 type>>

c) <<Select Entity 1 type>> <<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **Yes** Census Tract Number: **12260-13-245-0014.00** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

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**OR**

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

Entity Name	KDTA Development, Inc. (Developer Entity for Walton Communities, LLC)		Website	For KDTA, none, www.WaltonCommunities.com	
Contact Name	Keith A. Davidson	Direct Line	(678) 303-4135	Email	kdavidson@waltoncommunities.com

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

CBO 1 Name	The Center for Family Resources		Purpose:	Empowering Families to Help Themselves		Letter of Support included?
Community/neighborhd where partnership occurred	Cobb County		Website	http://thecfr.org/		
Contact Name	Jeri Barr	Direct Line	(770) 428-2603	Email	JeriBarr@thecfr.org	Yes
CBO 2 Name	McCleskey-East Cobb Family YMCA		Purpose:	Build spirit, mind, and body		Letter of Support included?
Community/neighborhd where partnership occurred	Cobb County		Website	http://www.ymcaatlanta.org/ymca-locations/mccleskey-cobb/		
Contact Name	Becky Shipley	Direct Line	(678) 569-9622	Email	Beckys@ymcaatlanta.org	Yes

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

For 29 years Walton Communities has been building local partnerships that serve the needs of our resident population. When Barry Teague left as one of the co-founders of Post Properties to start Walton Communities, the goal was to provide affordable housing where people would want to live by choice, not by necessity. Our goal is not to simply build apartment communities, but rather build neighborhoods where people thrive. Part of it is the design of the community, part of it is the care and maintenance of the community, but so much of it is the service that we seek to provide our residents so that they truly thrive.

Our community page lists some of our main partners (<http://www.waltoncommunities.com/partners.aspx>), but there are many more. We are able to donate to our non-profit partners, who in turn give of their time and best in class talents to our residents. This is done, in part, by giving 10% of all developer fees and cash flow that is paid in our affordable housing business to support our residents. When KDTA Development, Inc. gets paid developer fee, 10% of that money goes to support the philanthropic effort of enriching the lives of our residents.

The two entities above, CFR and YMCA, are two of many partners who serve both our residents and the community around our properties. CFR lists a few of the ways they impact our residents and the community in the areas of (Employment readiness, GED training, and Life-skills training). Our donations have helped the YMCA create Farm Fresh Markets to provide quality food in food desert communities, The Little School to prepare Latino children to enter public school, and School's Out Lunch Program to provide lunches to low income students during school breaks, including summer.

For First Quarter of 2017 the principals of KDTA Development, Inc. have given over \$140,000 to non-profit organizations that serve the residents in our communities and the community at large.

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, <i>as delineated by the Community Transformation Plan</i> , to increase residents' access to local resources such as employment, education, transportation, and health?	7, in the letter	Yes			
ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?		Yes			
iii. CQB Name	Augusta Housing and Community Development		Website	http://www.augustaga.gov/68/Housing-Development	
Contact Name	Hawthorne Welcher	Direct Line	(706) 821-1797	Email	HWelcher@augustaga.gov

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<b>92</b>	<b>67</b>	<b>20</b>
4	4	
	Yes	

**TOTALS:**

**2. Quality Transformation Plan**

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

a) *Public and Private Engagement*

Tenancy: **HFOF**

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

Yes	
-----	--

i. Transformation Partner 1	Local health provider	Date of Public Meeting 1 between Partners	5/11/17
Org Name	Lamar Medical Center	Date(s) of publication of meeting notice	5/4/2017 - 5/11/2017
Website	www.bgcrcenter.org	Publication(s)	Augusta Chronicle
Contact Name	Jean Callaway	Direct Line	(706) 722-4999
Email	jcallaway@development-corp.org	Social Media	
Role	Executive Director	Mtg Locatn	Beulah Grove Baptist Church
		Which Partners were present at Public Mtg 1 between Partners?	1 and 2

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

ii. Transformation Partner 2		Transportation svcs provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name	Augusta Public Transit			Date(s) of publication of meeting notice	
Website	http://www.augustaga.gov/232/Public-Transit			Publication(s)	
Contact Name	Patrick Stephens	Direct Line	(706) 821-1721	Social Media	
Email	PStephens@augustaga.gov			Mtg Locatn	
Role	Director of Public Transport			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. Yes
or	Nbr of Respondents				120
ii. Public Meetings					ii. No
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		No centralized way to access services			
Goal for increasing residents' access	Increase awareness and access to services in the area				
Solution and Who Implements	Training opportunities for residents to utilize a web based resource; to be implemented by Property Management staff				
Goal for catalyzing neighborhood's access	Increase awareness and access to services in the area				
Solution and Who Implements	Create a web based resource that inventories a comprehensive list of community based resources; to be implemented by Salvation Army				
ii. Local Population Challenge 2		Need a way to connect to and hear from community partners			
Goal for increasing residents' access	Increase collaboration between community partners and community residents				
Solution and Who Implements	Create a quarterly luncheon or dinner function hosted at and by community partners. The property will host the event at least annually. To be implemented by Boys and Girls Club, Beulah Grove, Walton Communities, and Shiloh Community Center.				
Goal for catalyzing neighborhood's access	Increase collaboration between community partners and neighborhood residents				
Solution and Who Implements	Create a quarterly luncheon or dinner function hosted at and by community partners. To be implemented by Boys and Girls Club, Beulah Grove, Walton Communities, and Shiloh Community Center.				
iii. Local Population Challenge 3		Community disinvestment			
Goal for increasing residents' access	Attract essential services to the area				
Solution and Who Implements	Leverage the property to provide meeting space for food coop, Augusta University partnership opportunities, job training and GED classes. Implemented by Augusta University, Salvation Army, Walton Communities, Beulah Grove				
Goal for catalyzing neighborhood's access	Attract essential services to the area				
Solution and Who Implements	Leverage the community infrastructure to provide meeting space for grocery store, Augusta University partnership opportunities, job progs & GED classes. Implemented by Augusta University, Salvation Army, Walton Communities, Beulah Grove				
iv. Local Population Challenge 4		Lack of affordable housing			
Goal for increasing residents' access	Develop units of affordable housing				
Solution and Who Implements	Completion of all phases of the development; To be implemented by Walton/AHA.				
Goal for catalyzing neighborhood's access	Expanding affordable housing opportunities				



**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.	As delineated in the Community Transformation Plan on page 29, the community wants to have a better understanding of what services are available and have greater familiarity amongst service providers and the community members.
--	--

<b>2. Long-term Ground Lease</b>	1	2.	<b>1</b>	
a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?			<b>Yes</b>	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?			<b>Yes</b>	
<b>3. Third-Party Capital Investment</b>	2	3.	<b>2</b>	

Unrelated Third-Party Name	Competitive Pool chosen: <b>Flexible</b>		
Unrelated Third-Party Type	Augusta Housing and Community Development Government		
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	<b>No</b>	Improvement Completion Date	
Distance from proposed project site in miles, rounded up to the next tenth of a mile	<b>0.1</b>	11/23/16	
Description of Investment or Funding Mechanism	The City established long-term bond funding, securing \$38.5 million in public investment through a 50-year hotel fee. The bonds provide ~\$750,000 annually for land planning, acquisition, and gap-financing. ( <a href="http://www.laneywalkerbethlehem.com/overview/financing/">http://www.laneywalkerbethlehem.com/overview/financing/</a> )		
Description of Investment's Furtherance of Plan	Page 17 of the Community Revitalization plan states that "The deficiency of the road network generates conflicts between vehicles and pedestrians due to the close proximity of building frontages to the curb, narrow streets and inefficient circulation grid. The lack of connectivity creates substandard conditions of the public infrastructure." and page 27 calls for a mixed use project in that location. Page 11 and 42 define Wrightsboro Road as a main corridor as it connects to the Augusta University and Hospital.		
Description of how the investment will serve the tenant base for the proposed development	The investment will provide for a more walkable and safe neighborhood. It will also connect residents to medical care, educational opportunities, and employment opportunities.		
Full Cost of Improvement as a <b>Percent of TDC:</b>	1,370,000	Total Development Costs (TDC):	
	<b>10.4881%</b>	13,062,443	
	<b>0.0000%</b>		

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>67</b>	<b>20</b>
D.	10		
1.		N/a	
2.		N/a	

**D. Community Designations**

*(Choose only one.)*

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

*Scoring Justification per Applicant*

A. The community revitalization strategy that is used as part of the basis for the Community Transformation Plan does not meet the definition of a DCA qualified Community Revitalization Plan. However, the City of Augusta has engaged in significant public input in order to drive good revitalization. This can be seen in the Community Transformation Plan in the level of community involvement in the planning process. It is also encouraging to the commitment from the city to invest in this neighborhood and the willingness of all the partners to work together to address the needs of the community.

The residents of the community were engaged through a survey process that resulted in 120 responses, the results of which, taken together with the community revitalization strategy, resulted in the focus areas of the Community Transformation Plan.

B.2.a. The main partner meeting was held on May 11, 2017. The outreach for the partner engagement was promoted by the the Community Quarterback.

B.2.b. Community outreach involved surveys collected from 120 respondents.

Several challenges were identified and prioritized as listed above.

The one thing that the community was most excited about was the opportunity to create a resource that would help facilitate better service delivery for their clients.

To leverage this tool and strengthen the network of providers and increase the quality of service delivery the service providers will get together on a quarterly basis to ensure the residents understand the services that are available and to ensure the service providers themselves understand opportunities to collaborate.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

	<b>4</b>	<b>3</b>	<b>0</b>
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**A. Phased Developments**

**Competitive Pool chosen:**

**Flexible**

**Phased Development?**

**Yes- w/Master Plan**

**15-045**

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

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

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

	<b>3</b>	
1.	<b>Yes</b>	
2.	<b>Yes</b>	
3.	<b>No</b>	
4.	<b>Yes</b>	

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

*(choose 1 or 2)*

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

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

**C. Previous Projects (Rural Pool) (choose 1 or 3)**

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

*Scoring Justification per Applicant*

15th Street Development Phase 3 is part of a multi-phase redevelopment of a public housing authority project that had originally been built in the 1950s. This project is anticipated to be built over 3 phases. The first phase is under construction currently to provide 80 units of senior housing. The second phase is anticipated to be submitted as a 4% bond deal (family tenancy) in 2017. This third phase is seeking an award of 9% credits in this round. This was put under site control prior to the first phase began construction and has been planned as a multi-phase site from the very beginning.

*DCA's Comments:*

	Score Value		Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>		<b>67</b>	<b>20</b>
	3	1.		
	2	2.		
	4	C.	<b>0</b>	<b>0</b>
	3	1.		
	1	2.		
	2	3.		

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	67	20
	2	2	0
		Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

*Scoring Justification per Applicant*

As stated in the market study: Based on recent and projected senior household growth, acceptable affordability and demand capture rates without accounting for PBRA, and strong rental market conditions, sufficient demand exists to support the proposed units at 15th Street Development Phase 3. ...15th Street Development Phase 3 will be able to successfully reach and maintain a stabilized occupancy of at least 93 percent following its entrance into the rental market. The subject property will be competitively positioned with existing LIHTC communities in the 15th Street Market Area and the units will be well received by the target market. We recommend proceeding with the project as planned.

This community of affordable senior housing will be located in close proximity to medical services, with an onsite wellness center. It is located in the Urban Core of Augusta Georgia and is part of their holistic strategy of redeveloping this historic neighborhood. We are offering project based vouchers, tax credit housing, and market rate housing in an area with a substantial service network for those in need.

The occupancy rates in the community is 97.7%, which signifies there is a significant need of housing.

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

*DCA's Comments:*

	1	0
A.	1	
	Yes	
B.		
	N/a	

**12. EXCEPTIONAL NON-PROFIT**

Augusta Affordable Housing Corporation

	3	
	Yes/No	Yes/No
	No	
	N/a	
	N/a	

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

*DCA's Comments:*

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

	2	
Unit Total	90	

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.

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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<b>92</b>	<b>67</b>	<b>20</b>

**TOTALS:**

MGP	15th Street Development Phase 3 GI	0.0100%	Jacob L. Oglesby	NPSponsr	Augusta Affordable Housing Corporat	0.0000%	Jacob L. Oglesb;
OGP1	0	0.0000%	0	Developer	Augusta Affordable Housing Corporat	0.0000%	Jacob L. Oglesb;
OGP2	0	0.0000%	0	Co-Developer 1	KDTA Development, Inc.	0.0000%	Keith A. Davidso
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	SunTrust Community Capital	98.9900%	Brian Womble	Developmt Consult	0	0.0000%	0
State LP	SunTrust Community Capital	1.0000%	Brian Womble				

*Scoring Justification per Applicant*

*DCA's Comments:*

Applicant is seeking funding in the flexible pool and is an urban project.	
--	--

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>67 20</b>
	<b>2</b>	<b>0 0</b>
	<b>1</b>	

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

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

**B. Designated Military Zones**

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

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

City: **Augusta** County: **Richmond** QCT? **Yes** Census Tract #: **12260-13-245-0014.00**

Scoring Justification per Applicant

DCA's Comments:

Applicant is not part of a DCA Community Initiative.	
--	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

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

Indicate that the following criteria are met:

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

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

**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)	1,960,000
<b>Total</b>	<b>1,960,000</b>

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

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

**TQS as a Percent of TDC:**

13,062,443
<b>15.0049%</b>

0.0000%
---------

**2. Point Scale**

Scoring Justification per Applicant

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

The HUD Letter is provided in the Feasibility Section. There is also a letter from our lender, SunTrust, who will be the servicer of the 221d4 loan. The lender letter has the interest rate at 3.91% plus MIP of 0.25% per year. Therefore, we are showing 4.16% as both the construction rate and the permanent rate. This rate is below Prime plus 100 basis points. A PDF of the H.15 data is in tab 36 for reference. As of April 20, 2017, the Prime Rate was 4%.

*DCA's Comments:*

**16. INNOVATIVE PROJECT CONCEPT** **3**

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.

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

*DCA's Comments:*

**17. INTEGRATED SUPPORTIVE HOUSING** **3**

**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):	<b>9</b>
Total Low Income Units	<b>60</b>
Min 1 BR LI Units required	<b>6</b>
1 BR LI Units Proposed	<b>60</b>

	<b>3</b>	<b>0</b>
A.	<b>0</b>	<b>0</b>
1.		
2.		
3.		
4.		

**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: Augusta Housing Authority PBRA Expiration: 15 Years
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units: 14 15.6%

	<b>3</b>	<b>0</b>
B.	<b>3</b>	<b>0</b>
1.	<b>Agree</b>	
2.	<b>Agree</b>	

*Scoring Justification per Applicant*

The 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 tenant Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP).

All of the targeted populations as outlined in the DCA template have been identified as a target population for preference by Augusta Housing Authority in their Administrative Plan.

HUD approves of the preference in the administrative plan.

All requests made as part of this change to the Administrative Plan have been made using the appropriate DCA templates.

*DCA's Comments:*

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

**18. HISTORIC PRESERVATION (choose A or B)**

The property is:

Historic Credit Equity:	<b>0</b>
Historic adaptive reuse units:	<b>0</b>
Total Units	<b>90</b>
% of Total	<b>0.00%</b>

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

**A. Historic and Adaptive Reuse**

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

2	A.	<input type="text"/>	<input type="text"/>
---	----	----------------------	----------------------

<< 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  
DCA's Comments:

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

1	B.	<input type="text"/>	<input type="text"/>
---	----	----------------------	----------------------

**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

<b>Agree</b>	<input type="text"/>
<b>Yes</b>	<input type="text"/>
<b>Yes</b>	<input type="text"/>
<b>Yes</b>	<input type="text"/>
<b>Agree</b>	<input type="text"/>

As outlined in the Community Health Needs Assessment (CHNA) conducted by Augusta University Hospital in 2016; Georgia, Richmond County and Augusta in particular lie within the "belt buckle of the stroke belt". As such "the final consensus of focus for the Augusta University...CHNA project is stroke. Though a singular focus and not as high in numbers as other conditions, this chronic condition comes in many forms and is impacted and compounded by other chronic conditions, including hypertension, heart disease, and obesity."

The 15th Street Development Healthy Housing Initiative is therefore focused on those factors compounding this issue:

- Hypertension
- Heart Disease
- Obesity

Our partners at Lamar Medical Center across the street from the proposed project will provide screening education and preventative programming related to these targets, in addition to other chronic risk factors such as diabetes, high blood pressure and high cholesterol. Patients requiring more clinical services they will be referred to Lamar Medical Center and specialist services directly.

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

- 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?

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

a)	<b>Agree</b>	<input type="text"/>
b)	<b>Yes</b>	<input type="text"/>
c)	<b>Yes</b>	<input type="text"/>

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Screenings for chronic risk factors	At least 6 times per year	0-10
b) Wellness program to provide general health education	At least 3 times per year	None

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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	Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>67</b>	<b>20</b>
c) Wellness program to educate residents in preventative health strategies	At least 3 times per year	None	
d) NA	NA	NA	

**B. Healthy Eating Initiative**

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

- |  |   |    |  |
|--|---|----|--|
| 1. The community garden and edible landscape will:   | a) Emphasize the importance of local, seasonal, and healthy food?                             | a) |  |
|  | b) Have a minimum planting area of at least 400 square feet?                                  | b) |  |
|  | c) Provide a water source nearby for watering the garden?                                     | c) |  |
|  | d) Be surrounded on all sides with fence of weatherproof construction?                        | d) |  |
|  | e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook? | e) |  |
| 2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events? |   | 2. |  |

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

**C. Healthy Activity Initiative**

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

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

- |   |    |             |
|---|----|-------------|
| 1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will: |    |             |
| a) Be well illuminated?   | a) |             |
| b) Contain an asphalt or concrete surface?  | b) |             |
| c) Include benches or sitting areas throughout course of trail?   | c) |             |
| d) Provide distance signage?  | d) |             |
| e) Provide 1 piece of fitness equipment per every 1/8 mile of trail?  | e) |             |
| f) Provide trash receptacles?   | f) |             |
| g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?                         | 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

Lamar Medical will be providing on a onsite health initiative on a monthly basis (at minimum) that provides access to health screening, general health education, and risk prevention education to the residents of 15th Street Development Phase 3 (as well as all other phases of our multi-phase development).

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?

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

HFOP

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

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High									

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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								<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>								<b>92</b>	<b>67</b>	<b>20</b>
c) High										
d) Primary/Elementary										
e) Middle/Junior High										
f) High										

*Scoring Justification per Applicant*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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**21. WORKFORCE HOUSING NEED** (choose A or B)

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

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

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

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site			37,982	
Min Exceeded by:	0.00%	0.00%	533.03%	0.00%

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

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	6,000	
Total Nbr of Jobs w/in the 2-mile radius	37,982	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	15,909	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	<b>41.89%</b>	<b>0.00%</b>

Project City	Augusta
Project County	Richmond
HUD SA	Augusta-Richmond Co.
MSA / Non-MSA	MSA
Urban or Rural	Urban

*Scoring Justification per Applicant*

As demonstrated by the On The Map report included in tab 42, this site is in close proximity to a significant number of jobs. Within a 2 mile radius of the site, there are almost 40,000 jobs that are available as employment options to our residents. This gives our residents options as jobs may come and go. Many people aged 62 and older still need to work to pay bills. Having this many options in close proximity is a significant factor when determining where to live and provides both economic and emotional stability for our residents.

Furthermore, since 2011 the number of jobs in close proximity to the site have increased by 12% as shown by the OnTheMap report in our application tab 42.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

*Scoring Justification per Applicant*

Walton Communities will manage this property with the same insistence on high quality compliance as we do each and every property in our portfolio. It is our goal to make DCA's job as easy as possible so that when DCA is audited by any agency with oversight over DCA, that DCA will never be concerned with a finding coming from a property managed by Walton Communities. In this manner, we seek to uphold the reputation DCA has as the best state housing finance agency in the nation.

DCA's Comments:

**TOTAL POSSIBLE SCORE**  
**EXCEPTIONAL NONPROFIT POINTS**

<b>92</b>	<b>67 20</b>
	<b>0</b>

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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

**INNOVATIVE PROJECT CONCEPT POINTS**

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

20

**PART NINE - SCORING CRITERIA - 2017-060 15th Street Development Phase 3, Augusta, Richmond County**

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
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**TOTALS:**

**92**

<b>67</b>	<b>20</b>
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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**

15th Street Development Phase 3

Augusta, Richmond County

The \$50,000 dollars will be used for the creation and implementation of a one-stop resource guide for the Laney Walker Bethlehem neighborhood. The money will be used to create the document and cover expenses for community events during the long term implementation phase.

**One-Stop Resource Guide creation (Year 1):**

The various community service providers will create this document collaboratively so that:

- all the service providers have the ability to refer clients to complimentary providers
- the residents in the neighborhood have a resource they can use to seek assistance

This document will not simply be a contact list, but have specifics for each provider listing "tips for success" so that service providers and residents know exactly who qualifies, what documentation is needed to get help, when their hours of operation are, and who to call.

**One-Stop Resource Guide implementation (Year 1 – 5):**

Once the document is created, quarterly town halls or lunch and learns will be hosted in different places in the community. These meeting will be structured so that:

- The meetings will be hosted in the community in the place of business of the various service providers, when possible.
- Some meetings will focus on a specific support area; some will cover different support areas. This cross learning will benefit the network more than simply staying in one individual service area.
- Service Providers from different organizations and specialties can interact, learn from each other, and build rapport.
- Residents can gain a comfort level with the people that work in these various organizations.

**Long Term Ownership of the One Stop Resource**

The Community Quarterback, Augusta Housing and Community Development, will be the owner of the document long term.

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

15th Street Development Phase 3

Augusta, Richmond County

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

15th Street Development Phase 3

Augusta, Richmond County

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



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

15th Street Development Phase 3

Augusta, Richmond 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]