

**Project Narrative**  
Berwick Point Apartments  
Savannah, Chatham County

The Michaels Development Company is pleased to submit this application for 9% LIHTC to the Georgia Department of Community Affairs.

The Michaels Development Company (MDC) is the nation's largest developer and owner of affordable housing. Headquartered in Marlton, NJ and with offices in Atlanta, GA, MDC is a fully integrated real estate development and management firm with experience in tax credit housing. Michael J. Levitt, our company's founder, is the principal of a group of related entities that include MDC, Interstate Realty Management Corporation, and syndication firm Riverside Capital, all team members in this application.

We are proposing a new construction family development in Savannah, Chatham County, Georgia. Located in the master-planned Berwick Plantation PUD, the site is at the intersection of Ogeechee Road and Cottonvale Road. The nearest addressed site is a CVS in front of the site, addressed at 5690 Ogeechee Rd, Savannah, GA 31405. The address of the parent parcel, per the tax records, is 5670 Ogeechee Road, Savannah, GA. Since we are buying a portion of the parcel we have used the descriptive location "Cottonvale Road, NW of Ogeechee Road" but some of the utility providers and other documentation verifiers alternatively used 5690 or 5670 Ogeechee Road as the property address.

Our site has high visibility due to its proximity to Ogeechee Road and being part of the very successful Berwick Plantation master-planned community. The location features quick access to a Kroger-anchored shopping center, national big box discount retailer nearby, and easy access to the area's major interstates. The location is convenient to other amenities, as evidenced by the Desirable Features list included with this application as well as having convenient access to both the cities of Savannah and Pooler.

The Applicant is proposing to purchase 8 acres approximately. The site will be subdivided from a larger tract set aside for multifamily development in the master plan. A small portion of the proposed 8 acres are wetlands. USACE has approved filling a portion of the wetlands and a portion is to be remained undisturbed. It is our intent to avoid the wetlands entirely.

Immediately behind the proposed site are higher end single family homes and townhomes part of the Berwick Plantation subdivision. Recent listings average over \$221,000. Immediately to the southwest of the development is a Kroger-anchored shopping center built in 2005. This shopping center houses a full service Kroger grocery store with on-site pharmacy a Kroger gas station in an outparcel. The center also features a mix of national and local establishments including AT&T, UPS Store, Goodwill Retail Store, Sakura Japanese Steakhouse, Savannah Rae's Popcorn, Pizza Hut, Fuddruckers, and Merle Norman. The Applicant has not identified any potential Negative Characteristics surrounding the site.

The proposed site has 10 Desirable Features within the required driving distance to score maximum 12 points in this category. Applicant will build an interior access road and sidewalk approved in the Berwick Plantation PUD that will connect to existing roadways and sidewalk networks allowing vehicular and pedestrian access to the amenities. This provides more than 3 Desirable Features within the required walking distance, along with a walkable path, in order to claim the 3 additional bonus points. The Applicant is providing a site plan showing the proposed sidewalk connection, the required maps showing the resulting walking path and distance.

The Applicant is proposing 72 total units, including 15 market rate units in order to best address local demand. Ten percent of the units are 1-bedroom units in order to support potential Section 811 vouchers from DCA. The Applicant understands the requirements of the program and has requisite experience to manage units operating under the Section 811 program including coordination of supportive services. The proposed rents and unit mix are well thought out and supported by the market study included in this application. In addition to the features and amenities listed in the market study, the Applicant will provide additional features typical of new LIHTC developments, including on-site staff 24-hours per day, clubhouse with meeting areas, fitness center, media room, library, and computers/printers for use by the residents. The site will feature a gazebo, grilling areas, and a playground. The units will feature the latest energy efficiency design through the Earthcraft Home Multifamily program, including energy efficient appliances, insulated, energy efficient windows, low-flow water fixtures, and other energy efficient amenities. Units will feature ceiling fans in living areas, breakfast bar, faux-wood vinyl plank flooring in living areas and bedrooms, washer and dryer connections, pre-wired for cable TV and high-speed internet access, among other features.

The City of Savannah, and Chatham County in general, present strong demographics in support of additional LIHTC units. All existing LIHTC properties maintain occupancy of 90% or higher, with all but one existing property reporting occupancy of 95% or higher. The area shows a stable economy with consistent incremental growth. The proposed site is located in a Stable Community as defined by DCA as the census tract shows less than 10% poverty and is in Cluster C-1 per the DHCPA classification. In addition to these desirable features, we believe our site is the best location for affordable housing in the area.

The Applicant will work with Better Tomorrows, a national 501c3 non-profit organization, to deliver supportive services to the residents. Better Tomorrows is dedicated to improving the lives of residents of affordable housing properties by enhancing the health and education of its clients through comprehensive supportive service plans. Better Tomorrows will create a supportive service plan and coordinate the delivery of services through the IRM staff. The management agent will provide a staff person for up to 20 hours per week and Better Tomorrows will provide training, supervision, and support to empower the staff member to deliver the supportive service plan. The plan seeks to improve access to good nutrition for families and track positive outcomes related to health, developmental, and education improvements particularly in children. Better Tomorrows operates on MDC sites operated by Interstate Realty Management Corporation throughout the country in a similar manner. For the proposed King's Corner Apartments, Better Tomorrows has outlined an innovative plan focused on the Integration of Healthcare and Housing. Plan details are submitted with the application for DCA's consideration. The Applicant is excited to expand our strategic partnership with Better Tomorrows in Georgia and working with DCA to improve the quality of supportive services for our residents.

**PART ONE - PROJECT INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham 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:

**2017-071**

**May Final Revision**

|                         |                                                                                                                                                                   |                                   |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| I. DCA RESOURCES        | LIHTC (auto-filled from later entries) \$ 845,000                                                                                                                 | DCA HOME (from Consent Form) \$ - |
| II. TYPE OF APPLICATION | Competitive Round -----> <b>Pre-Application Number</b> (if applicable) - use format 2017PA-###<br>Have any changes occurred in the project since pre-application? | 2017PA-065<br>Yes - see Comment   |

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

Project Name previously used: MDC/TBD DCA Project Nbr previously assigned: 2017PA-065

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

|              |                    |        |                  |                |
|--------------|--------------------|--------|------------------|----------------|
| Name         | Jorge Aguirre      |        | Title            | Vice President |
| Address      | 3355 Lenox Road NE |        | Direct Line      | (678) 536-4644 |
| City         | Atlanta            |        | Fax              |                |
| State        | GA                 | Zip+4  | 30326-1394       | Cellular       |
| Office Phone | (678) 536-4644     | Ext.   |                  | (407) 575-2463 |
|              |                    | E-mail | jaguirre@tmo.com |                |

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

**IV. PROJECT LOCATION**

|                                   |                                    |                        |                                    |                      |
|-----------------------------------|------------------------------------|------------------------|------------------------------------|----------------------|
| Project Name                      | Berwick Point Apartments           |                        | Phased Project?                    | No                   |
| Site Street Address (if known)    | 5670 Ogeechee Road (parent parcel) |                        | DCA Project Nbr of previous phase: |                      |
| Nearest Physical Street Address * | 5690 Ogeechee Rd                   |                        | Scattered Site?                    | No Nbr of Sites      |
| Site Geo Coordinates (##.#####)   | Latitude: 32.014830 N              | Longitude: 81.132110 W | Acreage                            | 8.0000               |
| City                              | Savannah                           | 9-digit Zip**          | 31405-9500                         | Census Tract Number  |
| Site is predominantly located:    | In Unincorporated County           | County                 | Chatham                            | 0108.09              |
| In USDA Rural Area?               | No                                 | In DCA Rural County?   | No                                 | QCT? No DDA? No      |
|                                   | Overall:                           | Urban                  |                                    | HUD SA: MSA Savannah |

\* If street number unknown

|               |              |             |
|---------------|--------------|-------------|
| Congressional | State Senate | State House |
| 1             | 2            | 162         |

Legislative Districts \*\*

If on boundary, other district:

**Political Jurisdiction**

|                                |                 |         |                            |
|--------------------------------|-----------------|---------|----------------------------|
| Chatham County                 |                 | Website | www.chathamcounty.org      |
| Name of Chief Elected Official | Albert J. Scott | Title   | Chairman, BCC              |
| Address                        | P O Box 8161    |         | City                       |
| Zip+4                          | 31412-8161      | Phone   | (912) 652-7878             |
|                                |                 | Email   | Chairman@chathamcounty.org |

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

**PART ONE - PROJECT INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

**B. Mixed Use**

No

**C. Unit Breakdown**

|                                       | PBRA |   |
|---------------------------------------|------|---|
| Number of Low Income Units            | 57   | 0 |
| Number of 50% Units                   | 15   | 0 |
| Number of 60% Units                   | 42   | 0 |
| Number of Unrestricted (Market) Units | 15   |   |
| Total Residential Units               | 72   |   |
| Common Space Units                    | 0    |   |
| Total Units                           | 72   |   |

**D. Unit Area**

|                                                             |        |
|-------------------------------------------------------------|--------|
| Total Low Income Residential Unit Square Footage            | 60,992 |
| Total Unrestricted (Market) Residential Unit Square Footage | 16,444 |
| Total Residential Unit Square Footage                       | 77,436 |
| Total Common Space Unit Square Footage                      | 0      |
| Total Square Footage from Units                             | 77,436 |

**E. Buildings**

|                                     |   |
|-------------------------------------|---|
| Number of Residential Buildings     | 3 |
| Number of Non-Residential Buildings | 1 |
| Total Number of Buildings           | 4 |

|                                                            |        |
|------------------------------------------------------------|--------|
| Total Common Area Square Footage from Nonresidential areas | 17,702 |
| Total Square Footage                                       | 95,138 |

**F. Total Residential Parking Spaces**

144

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

**VI. TENANCY CHARACTERISTICS**

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

Family

If Other, specify:

|                             |        |  |         |  |
|-----------------------------|--------|--|---------|--|
| If combining Other with     | Family |  | Elderly |  |
| Family or Sr, show # Units: | HFOP   |  | Other   |  |

**B. Mobility Impaired**

|                        |   |
|------------------------|---|
| Nbr of Units Equipped: | 4 |
| Roll-In Showers        | 2 |

% of Total Units 5.6% Required: 5%

**C. Sight / Hearing Impaired**

|                        |   |
|------------------------|---|
| Nbr of Units Equipped: | 2 |
|------------------------|---|

% of Units for the Mobility-Impaired 50.0% Required: 40%

% of Total Units 2.8% Required: 2%

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No

**B. HOME:**

CHDO

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Flexible

**X. TAX EXEMPT BOND FINANCED PROJECT**

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

**PART ONE - PROJECT INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham 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 |
|---------------------|--------------------------|----------|---------------------|-----------------|----------|
| Michael J. Levitt   | Berwick Point Apartments | Direct   | 7                   |                 |          |
| 2                   |                          |          | 8                   |                 |          |
| 3                   |                          |          | 9                   |                 |          |
| 4                   |                          |          | 10                  |                 |          |
| 5                   |                          |          | 11                  |                 |          |
| 6                   |                          |          | 12                  |                 |          |

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

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

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

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

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

**D. Is the Project Currently Occupied?**  No

If Yes ----->:

|                      |  |
|----------------------|--|
| Total Existing Units |  |
| Number Occupied      |  |
| % Existing Occupied  |  |

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

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

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

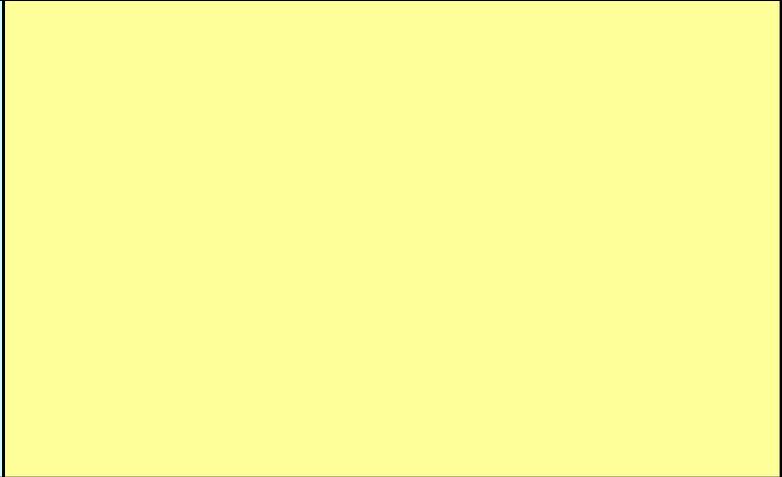
|                  |                   |
|------------------|-------------------|
| Acquisition      |                   |
| Rehab            |                   |
| New Construction | December 31, 2019 |

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**PART ONE - PROJECT INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

At Pre-Application we submitted information for DCA to Qualify Michael J. Levitt and used placeholder Owner, MDC/TBD and placeholder Member entities. For the application we have formed Berwick Point, LLC to be the Owner and Berwick Point-Michaels, LLC to be the Member (Certifying GP role) entity. The only change from pre-application thus is replacing the placeholder entity name with the name of the newly-created entity name. We are providing an organizational chart for DCA to verify that the entities were set up as shown on the Pre-Application and Mr. Levitt's involvement is as presented in Pre-Application. These newly formed entities have no past development activity. Please note that Collaborative Housing Solutions is our LIHTC application Consultant. They have no ownership or other interest in the proposed development. The nearest addressed site is a CVS in front of the site, addressed at 5690 Ogeechee Rd, Savannah, GA 31405. The address of the parent parcel, per the tax records, is 5970 Ogeechee Road, Savannah, GA. Since we are buying a portion of the parcel we have used the descriptive location "Cottonvale Road, NW of Ogeechee Road" but some of the utility providers and other documentation verifiers alternatively used 5690 or 5970 Ogeechee Road as the property address.



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

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

|                    |       |             |           |                    |          |                          |
|--------------------|-------|-------------|-----------|--------------------|----------|--------------------------|
| Berwick Point, LLC |       |             |           | Name of Principal  |          | Michael J. Levitt        |
| 3 E. Stow Road     |       |             |           | Title of Principal |          | Member of the Managing M |
| Marlton            |       | Fed Tax ID: |           | Direct line        |          | (856) 596-0500           |
| NJ                 | Zip+4 | 08053-3188  | Org Type: | For Profit         | Cellular |                          |
| (865) 596-0500     |       | E-mail      |           | mpratt@tmo.com     |          |                          |

\* Must be verified by applicant using following website:

<http://zip4.usps.com/zip4/welcome.jsp>

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

|                    |       |            |          |                    |  |                   |
|--------------------|-------|------------|----------|--------------------|--|-------------------|
| Berwick Point, LLC |       |            |          | Name of Principal  |  | Michael J. Levitt |
| 3 E. Stow Road     |       |            |          | Title of Principal |  | Sole Member       |
| Marlton            |       | Website    |          | Direct line        |  | (856) 596-0500    |
| NJ                 | Zip+4 | 08053-3188 | Cellular |                    |  |                   |
| (856) 596-0500     |       | E-mail     |          | mpratt@tmo.com     |  |                   |

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

|                   |       |            |          |                    |  |                     |
|-------------------|-------|------------|----------|--------------------|--|---------------------|
| Riverside Capital |       |            |          | Name of Principal  |  | Sebastian Corradino |
| 3 E. Stow Road    |       |            |          | Title of Principal |  | President           |
| Marlton           |       | Website    |          | Direct line        |  | (856) 596-0500      |
| NJ                | Zip+4 | 00853-3188 | Cellular |                    |  |                     |
| (856) 355-4648    |       | E-mail     |          |                    |  |                     |

**b. State Limited Partner**

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

|                   |       |            |          |                    |  |                     |
|-------------------|-------|------------|----------|--------------------|--|---------------------|
| Riverside Capital |       |            |          | Name of Principal  |  | Sebastian Corradino |
| 3E. Stow Road     |       |            |          | Title of Principal |  | President           |
| Marlton           |       | Website    |          | Direct line        |  | (856) 596-0500      |
| NJ                | Zip+4 | 00853-3188 | Cellular |                    |  |                     |
| (856) 355-4648    |       | E-mail     |          |                    |  |                     |

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

**II. DEVELOPER(S)**

**A. DEVELOPER**

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

|                                        |         |                |  |                    |                   |
|----------------------------------------|---------|----------------|--|--------------------|-------------------|
| The Michaels Development Company 1, LP |         |                |  | Name of Principal  | Michael J. Levitt |
| 3 E. Stow Road, Suite 100              |         |                |  | Title of Principal | Chairman& CEO     |
| Marlton                                | Website | www.tmo.com    |  | Direct line        | (856) 596-0500    |
| NJ                                     | Zip+4   | 08053-3188     |  | Cellular           |                   |
| (856) 596-0500                         | E-mail  | mpratt@tmo.com |  |                    |                   |

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

|                                 |         |                                                  |  |                    |                 |
|---------------------------------|---------|--------------------------------------------------|--|--------------------|-----------------|
| Collaborative Housing Solutions |         |                                                  |  | Name of Principal  | Richelle Patton |
| 321 W. Hill Street, Suite 3     |         |                                                  |  | Title of Principal | President       |
| Decatur                         | Website |                                                  |  | Direct line        | (404) 997-6786  |
| GA                              | Zip+4   | 30030-4362                                       |  | Cellular           |                 |
| (404) 997-6786                  | E-mail  | richellepatton@collaborativehousingsolutions.com |  |                    |                 |

**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.

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

**C. MANAGEMENT COMPANY**

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

|                                          |         |                                       |  |                    |                    |
|------------------------------------------|---------|---------------------------------------|--|--------------------|--------------------|
| Interstate Realty Management Corporation |         |                                       |  | Name of Principal  | Kimberlee Schreber |
| 3 E. Stow Road                           |         |                                       |  | Title of Principal | President          |
| Marlton                                  | Website | www.tmo.com/interstate-realty-managen |  | Direct line        |                    |
| NJ                                       | Zip+4   | 08053-3188                            |  | Cellular           |                    |
| (856) 596-0500                           | E-mail  | kschreiber@tmo.com                    |  |                    |                    |

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

|                              |                                                  |         |                          |                    |                       |
|------------------------------|--------------------------------------------------|---------|--------------------------|--------------------|-----------------------|
| <b>D. ATTORNEY</b>           | Levine Staller Sklar Chan Brown & Donnelly, P.A. |         |                          | Name of Principal  | Arthur Brown, Esquire |
| Office Street Address        | 3030 Atlantic Avenue                             |         |                          | Title of Principal | Partner               |
| City                         | Atlantic City                                    | Website | www.levinestaller.com    | Direct line        | (609) 801-6032        |
| State                        | NJ                                               | Zip+4   | 08401-6344               | Cellular           |                       |
| 10-Digit Office Phone / Ext. | (609) 801-6032                                   | E-mail  | abrown@levinestaller.com |                    |                       |

|                              |                          |         |                   |                    |                |
|------------------------------|--------------------------|---------|-------------------|--------------------|----------------|
| <b>E. ACCOUNTANT</b>         | BDO                      |         |                   | Name of Principal  | Kevin Johnson  |
| Office Street Address        | 11 Eves Drive, Suite 200 |         |                   | Title of Principal | Partner        |
| City                         | Marlton                  | Website | www.bdo.com       | Direct line        | (856) 801-6032 |
| State                        | NJ                       | Zip+4   | 08053-3130        | Cellular           |                |
| 10-Digit Office Phone / Ext. |                          | E-mail  | krjohnson@bdo.com |                    |                |

|                              |                             |         |                            |                    |                |
|------------------------------|-----------------------------|---------|----------------------------|--------------------|----------------|
| <b>F. ARCHITECT</b>          | Foley Design                |         |                            | Name of Principal  | Dan Jenkins    |
| Office Street Address        | 950 Lowery Blvd. NW Ste. 21 |         |                            | Title of Principal | Vice President |
| City                         | Atlanta                     | Website | ww.foleydesign.com         | Direct line        | (404) 400-2263 |
| State                        | GA                          | Zip+4   | 30318-5279                 | Cellular           |                |
| 10-Digit Office Phone / Ext. | (404) 400-2263              | E-mail  | danjenkins@foleydesign.com |                    |                |

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

|                                       |                                |           |            |                       |                        |
|---------------------------------------|--------------------------------|-----------|------------|-----------------------|------------------------|
| <b>A. LAND SELLER (If applicable)</b> | RIF 502 LLC                    | Principal | Dan Bruce  | 10-Digit Phone / Ext. | (864) 271-4600         |
| Office Street Address                 | 225 North Main Street, Suite C |           |            | City                  | Greenville             |
| State                                 | SC                             | Zip+4     | 29601-2115 | E-mail                | dan@chartercapital.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?          | No     |                                                                                                                                                                                                                                   |
| 2. Buyer and Seller of Land/Property? | No     |                                                                                                                                                                                                                                   |
| 3. Owner and Contractor?              | No     |                                                                                                                                                                                                                                   |
| 4. Owner and Consultant?              | No     | Collaborative Housing Solutions is our LIHTC application consultant and has no ownership or other interest in the development. Collaborative Housing Solutions will receive less than 5% of the developer fee for their services. |
| 5. Syndicator and Developer?          | Yes    | Owner, Developer, Syndicator, and Property Management Company share a principal, Michael J. Levitt                                                                                                                                |
| 6. Syndicator and Contractor?         | No     |                                                                                                                                                                                                                                   |
| 7. Developer and Consultant?          | No     |                                                                                                                                                                                                                                   |
| 8. Other                              | Yes    | Owner, Developer, Syndicator, and Property Management Company share a principal, Michael J. Levitt                                                                                                                                |

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

**C. ADDITIONAL INFORMATION**

| Participant          | 1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)? | 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? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b> |                                                                                                    |
|----------------------|-----------------------------------------------------------------------------------------------------|-------------------------|---------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|                      | <i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.     |                         |                           |                                 | Yes/No                                                                                                                                                                                                                                                                                          | Yes/No                                                                                             |
| Managing Genrl Prtnr | No                                                                                                  | No                      | For Profit                | 0.0100%                         | Yes                                                                                                                                                                                                                                                                                             | Owner, Developer, Syndicator, and Property Management Company share a principal, Michael J. Levitt |
| Other Genrl Prtnr 1  |                                                                                                     |                         |                           |                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| Other Genrl Prtnr 2  |                                                                                                     |                         |                           |                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| Federal Ltd Partner  | No                                                                                                  | No                      | For Profit                | 99.9800%                        | Yes                                                                                                                                                                                                                                                                                             | Owner, Developer, Syndicator, and Property Management Company share a principal, Michael J. Levitt |
| State Ltd Partner    | No                                                                                                  | No                      | For Profit                | 0.0100%                         | Yes                                                                                                                                                                                                                                                                                             | Owner, Developer, Syndicator, and Property Management Company share a principal, Michael J. Levitt |
| NonProfit Sponsor    |                                                                                                     |                         |                           |                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| Developer            |                                                                                                     |                         |                           |                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| Co-Developer 1       |                                                                                                     |                         |                           |                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| Co-Developer 2       |                                                                                                     |                         |                           |                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| Owner Consultant     |                                                                                                     |                         |                           |                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| Developer Consultant | No                                                                                                  | Yes                     | For Profit                | 0.0000%                         | No                                                                                                                                                                                                                                                                                              |                                                                                                    |
| Contractor           |                                                                                                     |                         |                           |                                 |                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| Managemen t Company  | No                                                                                                  | No                      | For Profit                | 0.0000%                         | Yes                                                                                                                                                                                                                                                                                             | Owner, Developer, Syndicator, and Property Management Company share a principal, Michael J. Levitt |
| <b>Total</b>         |                                                                                                     |                         |                           | <b>100.0000%</b>                |                                                                                                                                                                                                                                                                                                 |                                                                                                    |

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

The Applicant, Its Managing Member, the Tax Credit Syndicator, Developer, and Property Management Company share a common principal, Michael J. Levitt. Riverside Capital will syndicate both the state and federal credits. Collaborative Housing Solutions is our LIHTC application consultant and has no ownership or other interest in the development. Collaborative Housing Solutions will receive less than 5% of the developer fee for their services.

**PART THREE - SOURCES OF FUNDS - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

|     |                                               |                                                             |     |                                      |    |                                                                                  |
|-----|-----------------------------------------------|-------------------------------------------------------------|-----|--------------------------------------|----|----------------------------------------------------------------------------------|
| Yes | Tax Credits                                   |                                                             | No  | FHA Risk Share                       | No | Georgia TCAP *                                                                   |
| No  | Historic Rehab Credits                        |                                                             | Yes | FHA Insured Mortgage                 | No | USDA 515                                                                         |
| No  | Tax Exempt Bonds: \$                          |                                                             | No  | Replacement Housing Funds            | No | USDA 538                                                                         |
| No  | Taxable Bonds                                 |                                                             | No  | McKinney-Vento Homeless              | No | USDA PBRA                                                                        |
| No  | CDBG                                          |                                                             | No  | FHLB / AHP *                         | No | Section 8 PBRA                                                                   |
| No  | HUD 811 Rental Assistance Demonstration (RAD) |                                                             | No  | NAHASDA                              | No | Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/> |
| No  | DCA HOME * -- Amt \$                          |                                                             | No  | Neighborhood Stabilization Program * | No | National Housing Trust Fund                                                      |
| No  | Other HOME * -- Amt \$                        |                                                             | No  | HUD CHOICE Neighborhoods             |    | Other <b>Type</b> of Funding - describe <i>type/program</i> here                 |
|     | Other HOME - Source                           | <input type="text" value="Specify Other HOME Source 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                                                        | Pillar Financial, a Division of SunTrust Bank | 2,100,000         | 4.500%                  | 18               |
| Mortgage B                                                        |                                               |                   |                         |                  |
| Mortgage C                                                        |                                               |                   |                         |                  |
| Federal Grant                                                     |                                               |                   |                         |                  |
| State, Local, or Private Grant                                    |                                               |                   |                         |                  |
| Deferred Developer Fees                                           | The Michaels Development Company              | 1,240,000         |                         |                  |
| Federal Housing Credit Equity                                     | Riverside Capital                             | 5,260,170         |                         |                  |
| State Housing Credit Equity                                       | Riverside Capital                             | 2,414,897         |                         |                  |
| Other Type (specify)                                              |                                               |                   |                         |                  |
| Other Type (specify)                                              |                                               |                   |                         |                  |
| Other Type (specify)                                              |                                               |                   |                         |                  |
| <b>Total Construction Financing:</b>                              |                                               | <b>11,015,067</b> |                         |                  |
| Total Construction Period Costs from Development Budget:          |                                               | <b>11,015,067</b> |                         |                  |
| Surplus / (Shortage) of Construction funds to Construction costs: |                                               | <b>0</b>          |                         |                  |

**PART THREE - SOURCES OF FUNDS - 2017-071 Berwick Point Apartments, Savannah, Chatham 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)   | Pillar Financial, a Division of SunTrust Bank | 2,100,000        | 4.500%             | 40           | 40             | 113,290                         | Amortizing |
| Mortgage B (Lien Position 2)   |                                               |                  |                    |              |                |                                 |            |
| Mortgage C (Lien Position 3)   |                                               |                  |                    |              |                |                                 |            |
| Other:                         |                                               |                  |                    |              |                |                                 |            |
| Foundation or charity funding* |                                               |                  |                    |              |                |                                 |            |
| Deferred Devlpr Fee 10.44%     | The Michaels Development Company              | 166,110          | 0.000%             | 15           |                |                                 | Cash Flow  |

Total Cash Flow for Years 1 - 15: 528,481  
 DDF Percent of Cash Flow (Yrs 1-15) **31.432%** 31.432%  
 Cash flow covers DDF P&I? **Yes**

| Financing Type                                              | Name of Financing Entity | Principal Amount | Equity Check | + / - | TC Equity % of TDC |
|-------------------------------------------------------------|--------------------------|------------------|--------------|-------|--------------------|
| Federal Grant                                               |                          |                  |              |       |                    |
| State, Local, or Private Grant                              |                          |                  |              |       |                    |
| Federal Housing Credit Equity                               | Riverside Capital        | 7,182,500        | 7,182,500    | 0.00  | 53%                |
| State Housing Credit Equity                                 | Riverside Capital        | 4,225,000        | 4,225,000    | 0.00  | 31%                |
| Historic Credit Equity                                      |                          |                  |              |       | 83%                |
| Invstmt Earnings: T-E Bonds                                 |                          |                  |              |       |                    |
| Invstmt Earnings: Taxable Bonds                             |                          |                  |              |       |                    |
| Income from Operations                                      |                          |                  |              |       |                    |
| Other:                                                      |                          |                  |              |       |                    |
| Other:                                                      |                          |                  |              |       |                    |
| Other:                                                      |                          |                  |              |       |                    |
| Total Permanent Financing:                                  |                          | 13,673,610       |              |       |                    |
| Total Development Costs from Development Budget:            |                          | 13,673,610       |              |       |                    |
| Surplus/(Shortage) of Permanent funds to development costs: |                          | 0                |              |       |                    |

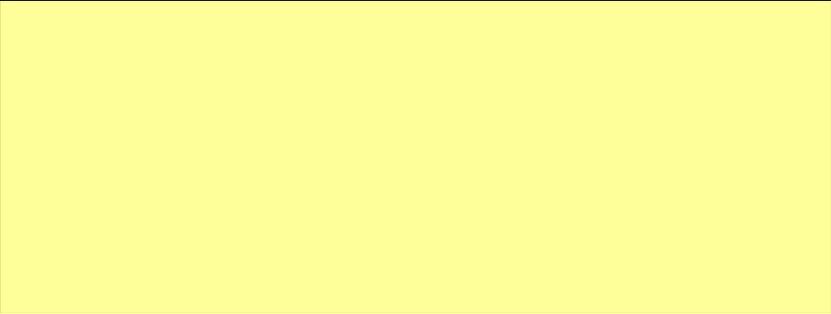
\*Foundation or charity funding to cover costs exceeding DCA cost limit (see Appendix I, Section II).

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

PART THREE - SOURCES OF FUNDS - 2017-071 Berwick Point Apartments, Savannah, Chatham County

Applicant has secured letters of interest for the debt and equity. Applicant is committing to defer a portion of its developer fee totalling approximately 10.4% of the total developer fee.



**PART FOUR - USES OF FUNDS - 2017-071 Berwick Point Apartments, Savannah, Chatham 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                                                                   |                  |                  |                      | 10,000                    | 10,000                                                                       |                          |                             |                                             |  |
| Market Study                                                                         |                  |                  |                      | 10,000                    | 10,000                                                                       |                          |                             |                                             |  |
| Environmental Report(s)                                                              |                  |                  |                      | 12,000                    | 12,000                                                                       |                          |                             |                                             |  |
| Soil Borings                                                                         |                  |                  |                      | 10,000                    | 10,000                                                                       |                          |                             |                                             |  |
| Boundary and Topographical Survey                                                    |                  |                  |                      | 15,000                    | 15,000                                                                       |                          |                             |                                             |  |
| Zoning/Site Plan Fees                                                                |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
|                                                                                      |                  |                  |                      | <b>Subtotal</b>           | <b>57,000</b>                                                                | <b>-</b>                 | <b>-</b>                    | <b>-</b>                                    |  |
| <b>ACQUISITION</b>                                                                   |                  |                  |                      |                           | <b>ACQUISITION</b>                                                           |                          |                             |                                             |  |
| Land                                                                                 |                  |                  |                      | 1,440,000                 |                                                                              |                          |                             | 1,440,000                                   |  |
| Site Demolition                                                                      |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
| Acquisition Legal Fees (if existing structures)                                      |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
| Existing Structures                                                                  |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
|                                                                                      |                  |                  |                      | <b>Subtotal</b>           | <b>1,440,000</b>                                                             | <b>-</b>                 | <b>-</b>                    | <b>1,440,000</b>                            |  |
| <b>LAND IMPROVEMENTS</b>                                                             |                  |                  |                      |                           | <b>LAND IMPROVEMENTS</b>                                                     |                          |                             |                                             |  |
| Site Construction (On-site)                                                          | Per acre:        | 28,125           |                      | 225,000                   | 225,000                                                                      |                          |                             |                                             |  |
| Site Construction (Off-site)                                                         |                  |                  |                      | 25,000                    |                                                                              |                          |                             | 25,000                                      |  |
|                                                                                      |                  |                  |                      | <b>Subtotal</b>           | <b>225,000</b>                                                               | <b>-</b>                 | <b>-</b>                    | <b>25,000</b>                               |  |
| <b>STRUCTURES</b>                                                                    |                  |                  |                      |                           | <b>STRUCTURES</b>                                                            |                          |                             |                                             |  |
| Residential Structures - New Construction                                            |                  |                  |                      | 6,669,000                 | 6,669,000                                                                    |                          |                             |                                             |  |
| Residential Structures - Rehab                                                       |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
| Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr       |                  |                  |                      | 450,000                   | 450,000                                                                      |                          |                             |                                             |  |
| Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab            |                  |                  |                      |                           |                                                                              |                          |                             |                                             |  |
|                                                                                      |                  |                  |                      | <b>Subtotal</b>           | <b>7,119,000</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>   |                      | 442,140                   | 442,140                                                                      |                          |                             |                                             |  |
| Builder Overhead                                                                     | 6.000%           | 442,140          | 6.000%               | 147,380                   | 147,380                                                                      |                          |                             |                                             |  |
| General Requirements*                                                                | 2.000%           | 147,380          | 2.000%               | 442,140                   | 442,140                                                                      |                          |                             |                                             |  |
|                                                                                      | 6.000%           | 442,140          | 6.000%               |                           |                                                                              |                          |                             |                                             |  |
| *See QAP: General Requirements policy                                                | <b>14.000%</b>   | <b>1,031,660</b> |                      | <b>Subtotal</b>           | <b>1,031,660</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>Average TCHC:</b> | 116,675.83 per Res'l unit | 116,675.83 per unit                                                          | 88.30 per total sq ft    |                             |                                             |  |
| <b>8,400,660.00</b>                                                                  |                  |                  |                      | 108.49 per Res'l unit SF  | 108.49 per unit sq ft                                                        |                          |                             |                                             |  |
| <b>CONSTRUCTION CONTINGENCY</b>                                                      |                  |                  |                      |                           | <b>CONSTRUCTION CONTINGENCY</b>                                              |                          |                             |                                             |  |
| Construction Contingency                                                             |                  |                  | 4.95%                | 416,000                   | 416,000                                                                      |                          |                             |                                             |  |

**PART FOUR - USES OF FUNDS - 2017-071 Berwick Point Apartments, Savannah, Chatham 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                                                                | 26,250         | 21,000                 |                   |                      | 5,250                                |
| Construction Loan Interest                                                           | 70,920         | 57,809                 |                   |                      | 13,111                               |
| Construction Legal Fees                                                              | 100,000        | 90,000                 |                   |                      | 10,000                               |
| Construction Period Inspection Fees                                                  |                |                        |                   |                      |                                      |
| Construction Period Real Estate Tax                                                  | 25,000         | 25,000                 |                   |                      |                                      |
| Construction Insurance                                                               | 42,890         | 42,890                 |                   |                      |                                      |
| Title and Recording Fees                                                             | 50,000         | 40,000                 |                   |                      | 10,000                               |
| Payment and Performance bonds                                                        | 31,861         | 31,861                 |                   |                      |                                      |
| 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>346,921</b> | <b>308,560</b>         | <b>-</b>          | <b>-</b>             | <b>38,361</b>                        |
| <b>PROFESSIONAL SERVICES</b>                                                         |                |                        |                   |                      |                                      |
| Architectural Fee - Design                                                           | 200,000        | 200,000                |                   |                      |                                      |
| Architectural Fee - Supervision                                                      | 25,000         | 25,000                 |                   |                      |                                      |
| Green Building Consultant Fee Max: 20,000                                            | 12,000         | 12,000                 |                   |                      |                                      |
| Green Building Program Certification Fee (LEED or Earthcraft)                        |                |                        |                   |                      |                                      |
| Accessibility Inspections and Plan Review                                            | 25,200         | 25,200                 |                   |                      |                                      |
| Construction Materials Testing                                                       |                |                        |                   |                      |                                      |
| Engineering                                                                          | 50,000         | 50,000                 |                   |                      |                                      |
| Real Estate Attorney                                                                 | 5,000          | 5,000                  |                   |                      |                                      |
| Accounting                                                                           | 20,000         | 20,000                 |                   |                      |                                      |
| As-Built Survey                                                                      | 10,000         | 8,000                  |                   |                      | 2,000                                |
| Other: Design/ Construction Plan & Cost Review                                       | 50,000         | 50,000                 |                   |                      |                                      |
| <b>Subtotal</b>                                                                      | <b>397,200</b> | <b>395,200</b>         | <b>-</b>          | <b>-</b>             | <b>2,000</b>                         |
| <b>LOCAL GOVERNMENT FEES</b> Avg per unit: 4,144                                     |                |                        |                   |                      |                                      |
| Building Permits                                                                     | 36,000         | 36,000                 |                   |                      |                                      |
| Impact Fees                                                                          | -              | -                      |                   |                      |                                      |
| Water Tap Fees waived? <input type="text" value="No"/>                               | 131,198        | 131,198                |                   |                      |                                      |
| Sewer Tap Fees waived? <input type="text" value="No"/>                               | 131,198        | 131,198                |                   |                      |                                      |
| <b>Subtotal</b>                                                                      | <b>298,395</b> | <b>298,395</b>         | <b>-</b>          | <b>-</b>             | <b>-</b>                             |
| <b>PERMANENT FINANCING FEES</b>                                                      |                |                        |                   |                      |                                      |
| Permanent Loan Fees                                                                  | 5,550          |                        |                   |                      | 5,550                                |
| Permanent Loan Legal Fees                                                            | 20,000         |                        |                   |                      | 20,000                               |
| Title and Recording Fees                                                             |                |                        |                   |                      |                                      |
| Bond Issuance Premium                                                                |                |                        |                   |                      |                                      |
| Cost of Issuance / Underwriter's Discount                                            |                |                        |                   |                      |                                      |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                |                        |                   |                      |                                      |
| <b>Subtotal</b>                                                                      | <b>25,550</b>  |                        |                   |                      | <b>25,550</b>                        |

**PART FOUR - USES OF FUNDS - 2017-071 Berwick Point Apartments, Savannah, Chatham 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                                                     |                              |                        |                     |                      |                                      |
| LIHTC Allocation Processing Fee                                                      | 67,600                       | 67,600                 |                     |                      | 67,600                               |
| LIHTC Compliance Monitoring Fee                                                      | 57,600                       | 57,600                 |                     |                      | 57,600                               |
| DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)                        |                              |                        |                     |                      |                                      |
| DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)                         | 3,000                        |                        |                     |                      | 3,000                                |
| Other:                                                                               |                              |                        |                     |                      |                                      |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                              |                        |                     |                      |                                      |
| <b>Subtotal</b>                                                                      | <b>134,700</b>               |                        |                     |                      | <b>134,700</b>                       |
| <b>EQUITY COSTS</b>                                                                  |                              |                        |                     |                      |                                      |
| Partnership Organization Fees                                                        | 5,000                        |                        |                     |                      | 5,000                                |
| Tax Credit Legal Opinion                                                             |                              |                        |                     |                      |                                      |
| Syndicator Legal Fees                                                                | 50,000                       |                        |                     |                      | 50,000                               |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                              |                        |                     |                      |                                      |
| <b>Subtotal</b>                                                                      | <b>55,000</b>                |                        |                     |                      | <b>55,000</b>                        |
| <b>DEVELOPER'S FEE</b>                                                               |                              |                        |                     |                      |                                      |
| Developer's Overhead                                                                 | 0.000%                       |                        |                     |                      |                                      |
| Consultant's Fee                                                                     | 0.000%                       |                        |                     |                      |                                      |
| Guarantor Fees                                                                       | 0.000%                       |                        |                     |                      |                                      |
| Developer's Profit                                                                   | 100.000%                     | 1,590,949              | 1,590,949           |                      |                                      |
| <b>Subtotal</b>                                                                      | <b>1,590,949</b>             | <b>1,590,949</b>       |                     |                      |                                      |
| <b>START-UP AND RESERVES</b>                                                         |                              |                        |                     |                      |                                      |
| Marketing                                                                            |                              |                        |                     |                      |                                      |
| Rent-Up Reserves                                                                     | 109,995                      | 109,995                |                     |                      | 109,995                              |
| Operating Deficit Reserve:                                                           | 276,635                      | 276,635                |                     |                      | 276,635                              |
| Replacement Reserve                                                                  |                              |                        |                     |                      |                                      |
| Furniture, Fixtures and Equipment                                                    | Proposed Avg Per Unit: 1,731 | 124,605                | 124,605             |                      |                                      |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                              |                        |                     |                      |                                      |
| <b>Subtotal</b>                                                                      | <b>511,235</b>               | <b>124,605</b>         |                     |                      | <b>386,630</b>                       |
| <b>OTHER COSTS</b>                                                                   |                              |                        |                     |                      |                                      |
| Relocation                                                                           |                              |                        |                     |                      |                                      |
| 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>                             |
| <b>TOTAL DEVELOPMENT COST (TDC)</b>                                                  | <b>13,673,610</b>            | <b>11,566,370</b>      | <b>-</b>            | <b>-</b>             | <b>2,107,241</b>                     |
| <b>Average TDC Per:</b>                                                              | <b>Unit:</b>                 | 189,911.25             | <b>Square Foot:</b> | 143.72               |                                      |

**PART FOUR - USES OF FUNDS - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

**Subtractions From Eligible Basis**

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

**Total Subtractions From Basis:**

**Eligible Basis Calculation**

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

Type:

|                                                                                                             | New Construction Basis | 4% Acquisition Basis | Rehabilitation Basis |
|-------------------------------------------------------------------------------------------------------------|------------------------|----------------------|----------------------|
| Amount of federal grant(s) used to finance qualifying development costs                                     |                        |                      |                      |
| Amount of nonqualified nonrecourse financing                                                                |                        |                      |                      |
| Costs of Nonqualifying units of higher quality                                                              |                        |                      |                      |
| Nonqualifying excess portion of higher quality units                                                        |                        |                      |                      |
| Historic Tax Credits (Residential Portion Only)                                                             |                        |                      |                      |
| Other <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/> |                        |                      |                      |
| <b>Total Subtractions From Basis:</b>                                                                       | <b>0</b>               |                      | <b>0</b>             |
| <b>Eligible Basis Calculation</b>                                                                           |                        |                      |                      |
| Total Basis                                                                                                 | 11,566,370             | 0                    | 0                    |
| Less Total Subtractions From Basis (see above)                                                              | 0                      |                      | 0                    |
| Total Eligible Basis                                                                                        | 11,566,370             | 0                    | 0                    |
| Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)                                      | 110.00%                |                      | 0.00%                |
| Adjusted Eligible Basis                                                                                     | 12,723,007             | 0                    | 0                    |
| Multiply Adjusted Eligible Basis by Applicable Fraction                                                     | 78.76%                 | 78.76%               | 78.76%               |
| Qualified Basis                                                                                             | 10,021,200             | 0                    | 0                    |
| Multiply Qualified Basis by Applicable Credit Percentage                                                    | 9.00%                  |                      |                      |
| Maximum Tax Credit Amount                                                                                   | 901,908                | 0                    | 0                    |
| <b>Total Basis Method Tax Credit Calculation</b>                                                            | <b>901,908</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

|                |                                                                                                                                   |                                                                     |            |                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------|-------------------------------------|
| 13,876,398     | If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: | If proposed project has Historic Designation, indicate below (Y/N): |            |                                     |
| 13,673,610     |                                                                                                                                   |                                                                     |            |                                     |
| 2,100,000      |                                                                                                                                   |                                                                     |            |                                     |
| 11,573,610     | Funding Amount                                                                                                                    | <input type="text" value="0"/>                                      | Hist Desig | <input type="text" value="No"/>     |
| / 10           |                                                                                                                                   |                                                                     |            |                                     |
| 1,157,361      | Federal                                                                                                                           | <input type="text" value="0.8500"/>                                 | +          | State                               |
| 1.3500         | =                                                                                                                                 | <input type="text" value="0.8500"/>                                 |            | <input type="text" value="0.5000"/> |
| <b>857,304</b> |                                                                                                                                   |                                                                     |            |                                     |
| <b>857,304</b> |                                                                                                                                   |                                                                     |            |                                     |
| <b>845,000</b> |                                                                                                                                   |                                                                     |            |                                     |
| <b>845,000</b> |                                                                                                                                   |                                                                     |            |                                     |

PART FOUR - USES OF FUNDS - 2017-071 Berwick Point Apartments, Savannah, Chatham County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Applicant is providing a calculations of Impact Fees per verification from Consolidated Utilities. Chatham County Zoning and Engineering Departments confirmed via email that no impact fees are due for this proposed development except the fees charged by Consolidated Utilities which are detailed in this application. Applicant has verified development costs based on past transactions and information on hand at this stage. Applicant has utilized equity pricing we feel is realistic and obtainable given the type of transaftion and the use of the 221d4 loan and the resulting higher equity requirement during construction. The Applicant meets all the requirements for the state basis boost and is claiming a 10% basis boost. In order to support the request, the Applicant is deferring approximately 10.31% of its fee. Applicant is eligible for 3 or more points in the Stable Communities category and is therefore eligible to claim the state basis boost.

**PART FOUR (b) - OTHER COSTS - 2017-071 - Berwick Point Apartments - Savannah - Chatham, 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**

Design/ Construction Plan & Cost Review

Applicant will hire a consultant to review architectural plan and validate construction bids received.

This cost is part of Applicant's process to ensure general contractors accurately bid the plans, identify deficiencies in the architectural plans, and validate all bids are accurate and reflective of current market price.

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]

[Empty justification box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

0

[Empty description box for DCA-Related Costs]

[Empty justification box for DCA-Related Costs]

Total Cost

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

[Empty description box]

[Empty justification box]

Total Cost

**EQUITY COSTS**

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

[Empty description box]

[Empty justification box]

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

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

**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 >>

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost  Total Basis

**OTHER COSTS**

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

**DCA Utility Region for project: South**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

|                            |           |          |
|----------------------------|-----------|----------|
| Savannah Housing Authority |           |          |
| June 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                   |       |                                                       | 2        | 3         | 4         |            |          |
| Cooking                                     | Electric                                  | X                   |       |                                                       | 7        | 8         | 9         |            |          |
| Hot Water                                   | Electric                                  | X                   |       |                                                       | 29       | 33        | 43        |            |          |
| Air Conditioning                            | Electric                                  | X                   |       |                                                       | 13       | 16        | 19        |            |          |
| Range/Microwave                             | Electric                                  |                     |       |                                                       | 0        | 0         | 0         |            |          |
| Refrigerator                                | Electric                                  |                     |       |                                                       | 0        | 0         | 0         |            |          |
| Other Electric                              | Electric                                  | X                   |       |                                                       | 28       | 33        | 40        |            |          |
| Water & Sewer                               | Submetered*? <input type="checkbox"/> Yes |                     | X     |                                                       | 0        | 0         | 0         |            |          |
| Refuse Collection                           |                                           |                     | X     |                                                       | 0        | 0         | 0         |            |          |
| <b>Total Utility Allowance by Unit Size</b> |                                           |                     |       |                                                       | <b>0</b> | <b>79</b> | <b>93</b> | <b>115</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                                        | Electric Heat Pump                        |                     |       |                                                       |          |          |          |          |          |
| Cooking                                     | Electric                                  |                     |       |                                                       |          |          |          |          |          |
| Hot Water                                   | Electric                                  |                     |       |                                                       |          |          |          |          |          |
| Air Conditioning                            | Electric                                  |                     |       |                                                       |          |          |          |          |          |
| Range/Microwave                             | Electric                                  |                     |       |                                                       |          |          |          |          |          |
| Refrigerator                                | Electric                                  |                     |       |                                                       |          |          |          |          |          |
| Other Electric                              | Electric                                  |                     |       |                                                       |          |          |          |          |          |
| Water & Sewer                               | Submetered*? <input type="checkbox"/> Yes |                     |       |                                                       |          |          |          |          |          |
| 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**

The Savannah Housing Authority's Utility Allowance Chart does not include Fuel Pump as a heating option. We have entered a utility allowance amount that uses all the values from the Savannah Housing Authority UA chart except for Electric Heating we have used the 2017 Souther Georgia DCA Utility Allowance's value for Electric Heat Pump heating.

**DCA COMMENTS**



**II. UNIT SUMMARY**

**Units:**

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

|                                                                     |                  |              | Efficiency | 1BR | 2BR | 3BR | 4BR | Total |
|---------------------------------------------------------------------|------------------|--------------|------------|-----|-----|-----|-----|-------|
| Low-Income                                                          | 60% AMI          |              | 0          | 11  | 21  | 10  | 0   | 42    |
|                                                                     | 50% AMI          |              | 0          | 4   | 7   | 4   | 0   | 15    |
|                                                                     | Total            |              | 0          | 15  | 28  | 14  | 0   | 57    |
| Unrestricted<br>Total Residential<br>Common Space<br>Total          |                  |              | 0          | 3   | 8   | 4   | 0   | 15    |
|                                                                     |                  |              | 0          | 18  | 36  | 18  | 0   | 72    |
|                                                                     |                  |              | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  |              | 0          | 18  | 36  | 18  | 0   | 72    |
| PBRA-Assisted<br>(included in LI above)                             | 60% AMI          |              | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     | 50% AMI          |              | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     | Total            |              | 0          | 0   | 0   | 0   | 0   | 0     |
| PHA Operating Subsidy-<br>Assisted<br>(included in LI above)        | 60% AMI          |              | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     | 50% AMI          |              | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     | Total            |              | 0          | 0   | 0   | 0   | 0   | 0     |
| Type of Construction<br>Activity                                    | New Construction | Low Inc      | 0          | 15  | 28  | 14  | 0   | 57    |
|                                                                     |                  | Unrestricted | 0          | 3   | 8   | 4   | 0   | 15    |
|                                                                     |                  | Total + CS   | 0          | 18  | 36  | 18  | 0   | 72    |
| Acq/Rehab                                                           | Low Inc          | 0            | 0          | 0   | 0   | 0   | 0   |       |
|                                                                     | Unrestricted     | 0            | 0          | 0   | 0   | 0   | 0   |       |
|                                                                     | Total + CS       | 0            | 0          | 0   | 0   | 0   | 0   |       |
| Substantial Rehab<br>Only                                           | Low Inc          | 0            | 0          | 0   | 0   | 0   | 0   |       |
|                                                                     | Unrestricted     | 0            | 0          | 0   | 0   | 0   | 0   |       |
|                                                                     | Total + CS       | 0            | 0          | 0   | 0   | 0   | 0   |       |
| Adaptive Reuse<br>Historic Adaptive Reuse                           |                  |              |            |     |     |     |     | 0     |
|                                                                     |                  |              |            |     |     |     |     | 0     |
| Historic                                                            |                  |              | 0          | 0   | 0   | 0   | 0   | 0     |
| Building Type:<br>(for <i>Utility Allowance</i> and other purposes) | Multifamily      |              | 0          | 18  | 36  | 18  | 0   | 72    |
|                                                                     |                  | 1-Story      | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | Historic     | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | 2-Story      | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | Historic     | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | 2-Story Wlkp | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | Historic     | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | 3+-Story     | 0          | 18  | 36  | 18  | 0   | 72    |
|                                                                     |                  | Historic     | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | SF Detached  | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | Historic     | 0          | 0   | 0   | 0   | 0   | 0     |
|                                                                     |                  | Townhome     | 0          | 0   | 0   | 0   | 0   | 0     |
| Historic                                                            | 0                | 0            | 0          | 0   | 0   | 0   |     |       |
| Duplex                                                              | 0                | 0            | 0          | 0   | 0   | 0   |     |       |
| Historic                                                            | 0                | 0            | 0          | 0   | 0   | 0   |     |       |
| Manufactured home                                                   | 0                | 0            | 0          | 0   | 0   | 0   |     |       |
| Historic                                                            | 0                | 0            | 0          | 0   | 0   | 0   |     |       |

(Includes inc-restr mgr units)

(no rent charged)

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

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 | 18 | 36 | 18 | 0 | 0 | 72 |
| 0 | 0  | 0  | 0  | 0 | 0 | 0  |

**Unit Square Footage:**

Low Income 60% AMI  
50% AMI  
Total  
  
Unrestricted  
Total Residential  
Common Space  
Total

|   |        |        |        |   |        |
|---|--------|--------|--------|---|--------|
| 0 | 8,404  | 24,087 | 12,440 | 0 | 44,931 |
| 0 | 3,056  | 8,029  | 4,976  | 0 | 16,061 |
| 0 | 11,460 | 32,116 | 17,416 | 0 | 60,992 |
| 0 | 2,292  | 9,176  | 4,976  | 0 | 16,444 |
| 0 | 13,752 | 41,292 | 22,392 | 0 | 77,436 |
| 0 | 0      | 0      | 0      | 0 | 0      |
| 0 | 13,752 | 41,292 | 22,392 | 0 | 77,436 |

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

**Ancillary Income**

5,200

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

0.78%

**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       | 51,902        |
| Maintenance Salaries & Benefits      | 40,000        |
| Support Services Salaries & Benefits | 8,000         |
| Other (describe here)                |               |
| <b>Subtotal</b>                      | <b>99,902</b> |

**On-Site Office Costs**

|                                     |               |
|-------------------------------------|---------------|
| Office Supplies & Postage           | 5,400         |
| Telephone                           | 1,260         |
| Travel                              | 1,500         |
| Leased Furniture / Equipment        | 8,242         |
| Activities Supplies / Overhead Cost | 13,000        |
| Other (describe here)               |               |
| <b>Subtotal</b>                     | <b>29,402</b> |

**Maintenance Expenses**

|                       |               |
|-----------------------|---------------|
| Contracted Repairs    | 10,000        |
| General Repairs       | 26,200        |
| Grounds Maintenance   | 13,539        |
| Extermination         | 7,200         |
| Maintenance Supplies  | 7,910         |
| Elevator Maintenance  |               |
| Redecorating          | 5,000         |
| Other (describe here) |               |
| <b>Subtotal</b>       | <b>69,849</b> |

**On-Site Security**

|                         |               |
|-------------------------|---------------|
| Contracted Guard        |               |
| Electronic Alarm System | 10,000        |
| <b>Subtotal</b>         | <b>10,000</b> |

**Professional Services**

|                       |               |
|-----------------------|---------------|
| Legal                 | 5,000         |
| Accounting            | 15,000        |
| Advertising           | 8,000         |
| Other (describe here) |               |
| <b>Subtotal</b>       | <b>28,000</b> |

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

|                       |    |               |
|-----------------------|----|---------------|
| Electricity           | 18 | 15,800        |
| Natural Gas           | 0  |               |
| Water&Swr             | 68 | 58,500        |
| Trash Collection      |    | 12,400        |
| Other (describe here) |    |               |
| <b>Subtotal</b>       |    | <b>86,700</b> |

**Taxes and Insurance**

|                            |               |
|----------------------------|---------------|
| Real Estate Taxes (Gross)* | 40,467        |
| Insurance**                | 38,157        |
| Other (describe here)      |               |
| <b>Subtotal</b>            | <b>78,624</b> |

**Management Fee:**

|        |                            |
|--------|----------------------------|
|        | 37,503                     |
| 560.08 | Average per unit per year  |
| 46.67  | Average per unit per month |

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

**TOTAL OPERATING EXPENSES** 439,980

Average per unit 6,110.83  
 Total OE Required 288,000

**Replacement Reserve (RR)**

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

**TOTAL ANNUAL EXPENSES** 457,980

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Applicant consulted with Chatham County Board of Assessors to confirm applicable millage rate and assessment ratio. Applicant consulted with an appraiser to estimate the cap rate to be used to derive a value to apply the rates to, resulting in the estimated tax expense used in the application. Please see Tab 1 for the calculations. The insurance cost is based on an estimate received from our insurance agent, Conner Strong. See tab 1 for the estimate they provided, including assumptions.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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) | 7,500 | Yr 1 Asset Mgt Fee Percentage of EGI:   | -1.20% |
| Property Mgt Fee Growth Rate (choose one):                                   |       | Yr 1 Prop Mgt Fee Percentage of EGI:    | 6.00%  |
| Expense Growth Rate (3.00%)                                                  | No    | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 36,150 |
| Percent of Effective Gross Income                                            | Yes   | --> If Yes, indicate actual percentage: | 6.000% |

**II. OPERATING PRO FORMA**

| Year                      | 1         | 2         | 3         | 4         | 5         | 6         | 7         | 8         | 9         | 10        |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues                  | 666,900   | 680,238   | 693,843   | 707,720   | 721,874   | 736,311   | 751,038   | 766,058   | 781,380   | 797,007   |
| Ancillary Income          | 5,200     | 5,304     | 5,410     | 5,518     | 5,629     | 5,741     | 5,856     | 5,973     | 6,093     | 6,214     |
| Vacancy                   | (47,047)  | (47,988)  | (48,948)  | (49,927)  | (50,925)  | (51,944)  | (52,983)  | (54,042)  | (55,123)  | (56,226)  |
| Other Income (OI)         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| OI Not Subject to Mgt Fee | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Expenses less Mgt Fee     | (402,477) | (414,551) | (426,988) | (439,797) | (452,991) | (466,581) | (480,579) | (494,996) | (509,846) | (525,141) |
| Property Mgmt             | (37,503)  | (38,253)  | (39,018)  | (39,799)  | (40,595)  | (41,407)  | (42,235)  | (43,079)  | (43,941)  | (44,820)  |
| Reserves                  | (18,000)  | (18,540)  | (19,096)  | (19,669)  | (20,259)  | (20,867)  | (21,493)  | (22,138)  | (22,802)  | (23,486)  |
| NOI                       | 167,073   | 166,210   | 165,203   | 164,046   | 162,732   | 161,254   | 159,605   | 157,777   | 155,761   | 153,549   |
| Mortgage A                | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) |
| Mortgage B                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Mortgage C                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| D/S Other Source,not DDF  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| DCA HOME Cash Resrv.      | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Asset Mgmt                | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   |
| Cash Flow                 | 46,283    | 45,420    | 44,413    | 43,256    | 41,942    | 40,464    | 38,815    | 36,987    | 34,971    | 32,759    |
| DCR Mortgage A            | 1.47      | 1.47      | 1.46      | 1.45      | 1.44      | 1.42      | 1.41      | 1.39      | 1.37      | 1.36      |
| DCR Mortgage B            |           |           |           |           |           |           |           |           |           |           |
| DCR Mortgage C            |           |           |           |           |           |           |           |           |           |           |
| DCR Other Source          |           |           |           |           |           |           |           |           |           |           |
| Total DCR                 | 1.47      | 1.47      | 1.46      | 1.45      | 1.44      | 1.42      | 1.41      | 1.39      | 1.37      | 1.36      |
| Oper Exp Coverage Ratio   | 1.36      | 1.35      | 1.34      | 1.33      | 1.32      | 1.30      | 1.29      | 1.28      | 1.27      | 1.26      |
| Mortgage A Balance        | 2,080,818 | 2,060,754 | 2,039,769 | 2,017,820 | 1,994,862 | 1,970,850 | 1,945,735 | 1,919,465 | 1,891,989 | 1,863,251 |
| Mortgage B Balance        |           |           |           |           |           |           |           |           |           |           |
| Mortgage C Balance        |           |           |           |           |           |           |           |           |           |           |
| Other Source Balance      |           |           |           |           |           |           |           |           |           |           |

**PART SEVEN - OPERATING PRO FORMA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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) | 7,500 | Yr 1 Asset Mgt Fee Percentage of EGI:   | -1.20% |
| Property Mgt Fee Growth Rate (choose one):                                   |       | Yr 1 Prop Mgt Fee Percentage of EGI:    | 6.00%  |
| Expense Growth Rate (3.00%)                                                  | No    | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 36,150 |
| Percent of Effective Gross Income                                            | Yes   | --> If Yes, indicate actual percentage: | 6.000% |

**II. OPERATING PRO FORMA**

| Year                      | 11        | 12        | 13        | 14        | 15        | 16        | 17        | 18        | 19        | 20        |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues                  | 812,947   | 829,206   | 845,790   | 862,706   | 879,960   | 897,560   | 915,511   | 933,821   | 952,497   | 971,547   |
| Ancillary Income          | 6,339     | 6,466     | 6,595     | 6,727     | 6,861     | 6,999     | 7,138     | 7,281     | 7,427     | 7,575     |
| Vacancy                   | (57,350)  | (58,497)  | (59,667)  | (60,860)  | (62,078)  | (63,319)  | (64,585)  | (65,877)  | (67,195)  | (68,539)  |
| Other Income (OI)         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| OI Not Subject to Mgt Fee | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Expenses less Mgt Fee     | (540,895) | (557,122) | (573,836) | (591,051) | (608,783) | (627,046) | (645,857) | (665,233) | (685,190) | (705,746) |
| Property Mgmt             | (45,716)  | (46,630)  | (47,563)  | (48,514)  | (49,485)  | (50,474)  | (51,484)  | (52,514)  | (53,564)  | (54,635)  |
| Reserves                  | (24,190)  | (24,916)  | (25,664)  | (26,434)  | (27,227)  | (28,043)  | (28,885)  | (29,751)  | (30,644)  | (31,563)  |
| NOI                       | 151,134   | 148,506   | 145,656   | 142,574   | 139,250   | 135,676   | 131,838   | 127,727   | 123,332   | 118,640   |
| Mortgage A                | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) |
| Mortgage B                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Mortgage C                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| D/S Other Source,not DDF  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| DCA HOME Cash Resrv.      | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Asset Mgmt                | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   |
| Cash Flow                 | 30,344    | 27,717    | 24,866    | 21,784    | 18,460    | 14,886    | 11,048    | 6,937     | 2,542     | (2,150)   |
| DCR Mortgage A            | 1.33      | 1.31      | 1.29      | 1.26      | 1.23      | 1.20      | 1.16      | 1.13      | 1.09      | 1.05      |
| DCR Mortgage B            |           |           |           |           |           |           |           |           |           |           |
| DCR Mortgage C            |           |           |           |           |           |           |           |           |           |           |
| DCR Other Source          |           |           |           |           |           |           |           |           |           |           |
| Total DCR                 | 1.33      | 1.31      | 1.29      | 1.26      | 1.23      | 1.20      | 1.16      | 1.13      | 1.09      | 1.05      |
| Oper Exp Coverage Ratio   | 1.25      | 1.24      | 1.23      | 1.21      | 1.20      | 1.19      | 1.18      | 1.17      | 1.16      | 1.15      |
| Mortgage A Balance        | 1,833,193 | 1,801,753 | 1,768,870 | 1,734,475 | 1,698,501 | 1,660,874 | 1,621,518 | 1,580,355 | 1,537,300 | 1,492,267 |
| Mortgage B Balance        |           |           |           |           |           |           |           |           |           |           |
| Mortgage C Balance        |           |           |           |           |           |           |           |           |           |           |
| Other Source Balance      |           |           |           |           |           |           |           |           |           |           |

**PART SEVEN - OPERATING PRO FORMA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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) | 7,500 | Yr 1 Asset Mgt Fee Percentage of EGI:   | -1.20% |
| Property Mgt Fee Growth Rate (choose one):                                   |       | Yr 1 Prop Mgt Fee Percentage of EGI:    | 6.00%  |
| Expense Growth Rate (3.00%)                                                  | No    | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 36,150 |
| Percent of Effective Gross Income                                            | Yes   | --> If Yes, indicate actual percentage: | 6.000% |

**II. OPERATING PRO FORMA**

| Year                      | 21        | 22        | 23        | 24        | 25        | 26        | 27        | 28        | 29        | 30        |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues                  | 990,978   | 1,010,798 | 1,031,014 | 1,051,634 | 1,072,667 | 1,094,120 | 1,116,003 | 1,138,323 | 1,161,089 | 1,184,311 |
| Ancillary Income          | 7,727     | 7,881     | 8,039     | 8,200     | 8,364     | 8,531     | 8,702     | 8,876     | 9,053     | 9,234     |
| Vacancy                   | (69,909)  | (71,308)  | (72,734)  | (74,188)  | (75,672)  | (77,186)  | (78,729)  | (80,304)  | (81,910)  | (83,548)  |
| Other Income (OI)         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| OI Not Subject to Mgt Fee | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Expenses less Mgt Fee     | (726,918) | (748,726) | (771,188) | (794,323) | (818,153) | (842,697) | (867,978) | (894,018) | (920,838) | (948,463) |
| Property Mgmt             | (55,728)  | (56,842)  | (57,979)  | (59,139)  | (60,322)  | (61,528)  | (62,759)  | (64,014)  | (65,294)  | (66,600)  |
| Reserves                  | (32,510)  | (33,485)  | (34,490)  | (35,525)  | (36,590)  | (37,688)  | (38,819)  | (39,983)  | (41,183)  | (42,418)  |
| NOI                       | 113,640   | 108,319   | 102,663   | 96,659    | 90,293    | 83,552    | 76,419    | 68,880    | 60,917    | 52,515    |
| Mortgage A                | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) | (113,290) |
| Mortgage B                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Mortgage C                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| D/S Other Source,not DDF  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| DCA HOME Cash Resrv.      | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Asset Mgmt                | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   | (7,500)   |
| Cash Flow                 | (7,150)   | (12,471)  | (18,127)  | (24,131)  | (30,496)  | (37,238)  | (44,371)  | (51,910)  | (59,872)  | (68,274)  |
| DCR Mortgage A            | 1.00      | 0.96      | 0.91      | 0.85      | 0.80      | 0.74      | 0.67      | 0.61      | 0.54      | 0.46      |
| DCR Mortgage B            |           |           |           |           |           |           |           |           |           |           |
| DCR Mortgage C            |           |           |           |           |           |           |           |           |           |           |
| DCR Other Source          |           |           |           |           |           |           |           |           |           |           |
| Total DCR                 | 1.00      | 0.96      | 0.91      | 0.85      | 0.80      | 0.74      | 0.67      | 0.61      | 0.54      | 0.46      |
| Oper Exp Coverage Ratio   | 1.14      | 1.13      | 1.12      | 1.11      | 1.10      | 1.09      | 1.08      | 1.07      | 1.06      | 1.05      |
| Mortgage A Balance        | 1,445,166 | 1,395,901 | 1,344,372 | 1,290,477 | 1,234,105 | 1,175,144 | 1,113,474 | 1,048,970 | 981,504   | 910,938   |
| Mortgage B Balance        |           |           |           |           |           |           |           |           |           |           |
| Mortgage C Balance        |           |           |           |           |           |           |           |           |           |           |
| Other Source Balance      |           |           |           |           |           |           |           |           |           |           |

**PART SEVEN - OPERATING PRO FORMA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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) | 7,500 | Yr 1 Asset Mgt Fee Percentage of EGI:   | -1.20% |
| Property Mgt Fee Growth Rate (choose one):                                   |       | Yr 1 Prop Mgt Fee Percentage of EGI:    | 6.00%  |
| Expense Growth Rate (3.00%)                                                  | No    | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 36,150 |
| Percent of Effective Gross Income                                            | Yes   | --> If Yes, indicate actual percentage: | 6.000% |

**II. OPERATING PRO FORMA**

| Year                      | 31        | 32          | 33          | 34          | 35          |
|---------------------------|-----------|-------------|-------------|-------------|-------------|
| Revenues                  | 1,207,997 | 1,232,157   | 1,256,800   | 1,281,936   | 1,307,575   |
| Ancillary Income          | 9,419     | 9,607       | 9,800       | 9,996       | 10,196      |
| Vacancy                   | (85,219)  | (86,924)    | (88,662)    | (90,435)    | (92,244)    |
| Other Income (OI)         | -         | -           | -           | -           | -           |
| OI Not Subject to Mgt Fee | -         | -           | -           | -           | -           |
| Expenses less Mgt Fee     | (976,917) | (1,006,225) | (1,036,412) | (1,067,504) | (1,099,529) |
| Property Mgmt             | (67,932)  | (69,290)    | (70,676)    | (72,090)    | (73,532)    |
| Reserves                  | (43,691)  | (45,001)    | (46,351)    | (47,742)    | (49,174)    |
| NOI                       | 43,657    | 34,325      | 24,499      | 14,161      | 3,291       |
| Mortgage A                | (113,290) | (113,290)   | (113,290)   | (113,290)   | (113,290)   |
| Mortgage B                | -         | -           | -           | -           | -           |
| Mortgage C                | -         | -           | -           | -           | -           |
| D/S Other Source,not DDF  | -         | -           | -           | -           | -           |
| DCA HOME Cash Resrv.      | -         | -           | -           | -           | -           |
| Asset Mgmt                | (7,500)   | (7,500)     | (7,500)     | (7,500)     | (7,500)     |
| Cash Flow                 | (77,133)  | (86,465)    | (96,291)    | (106,629)   | (117,499)   |
| DCR Mortgage A            | 0.39      | 0.30        | 0.22        | 0.12        | 0.03        |
| DCR Mortgage B            |           |             |             |             |             |
| DCR Mortgage C            |           |             |             |             |             |
| DCR Other Source          |           |             |             |             |             |
| Total DCR                 | 0.39      | 0.30        | 0.22        | 0.12        | 0.03        |
| Oper Exp Coverage Ratio   | 1.04      | 1.03        | 1.02        | 1.01        | 1.00        |
| Mortgage A Balance        | 837,131   | 759,932     | 679,188     | 594,734     | 506,400     |
| Mortgage B Balance        |           |             |             |             |             |
| Mortgage C Balance        |           |             |             |             |             |
| Other Source Balance      |           |             |             |             |             |

**PART SEVEN - OPERATING PRO FORMA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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) | 7,500 | Yr 1 Asset Mgt Fee Percentage of EGI:   | -1.20% |
| Property Mgt Fee Growth Rate (choose one):                                   |       | Yr 1 Prop Mgt Fee Percentage of EGI:    | 6.00%  |
| Expense Growth Rate (3.00%)                                                  | No    | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 36,150 |
| Percent of Effective Gross Income                                            | Yes   | --> If Yes, indicate actual percentage: | 6.000% |

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Applicant acknowledges that DSCR in Year 1 of 1.54 is slightly above the DCA preference of 1.50. The limiting factor is maintaining DSCR of 1.20 throughout the compliance period. Due to the small number of units, the higher than average insurance costs due to the Savannah market's location on the coast and recent natural disasters in the area, proposed operating costs are higher than average. This limits our ability to maintain the required 1.20 DSCR throughout the compliance period without going slightly over the DCA preferred Year 1 DSCR of 1.50.

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

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

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

Pass?

*Threshold Justification per Applicant*

Applicant has reviewed the application and it meets all of DCA's parameters for Project Feasibility, Viability Analysis, and Comformance with the Plan.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

**Applicant Response DCA USE**

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

| Unit Type                          | Nbr Units | Unit Cost Limit total by Unit Type |                                | Nbr Units | Unit Cost Limit total by Unit Type |          |
|------------------------------------|-----------|------------------------------------|--------------------------------|-----------|------------------------------------|----------|
| <b>Detached/Semi-Detached</b>      |           |                                    |                                |           |                                    |          |
| Efficiency                         | 0         | 0                                  | 128,669 x 0 units = 0          | 0         | 141,535 x 0 units = 0              | 0        |
| 1 BR                               | 1         | 0                                  | 168,462 x 0 units = 0          | 0         | 185,308 x 0 units = 0              | 0        |
| 2 BR                               | 2         | 0                                  | 204,394 x 0 units = 0          | 0         | 224,833 x 0 units = 0              | 0        |
| 3 BR                               | 3         | 0                                  | 250,016 x 0 units = 0          | 0         | 275,017 x 0 units = 0              | 0        |
| 4 BR                               | 4         | 0                                  | 294,230 x 0 units = 0          | 0         | 323,653 x 0 units = 0              | 0        |
| <i>Subtotal</i>                    | <i>0</i>  | <i>0</i>                           | <i>0</i>                       | <i>0</i>  | <i>0</i>                           | <i>0</i> |
| <b>Row House</b>                   |           |                                    |                                |           |                                    |          |
| Efficiency                         | 0         | 0                                  | 120,734 x 0 units = 0          | 0         | 132,807 x 0 units = 0              | 0        |
| 1 BR                               | 1         | 0                                  | 158,379 x 0 units = 0          | 0         | 174,216 x 0 units = 0              | 0        |
| 2 BR                               | 2         | 0                                  | 192,727 x 0 units = 0          | 0         | 211,999 x 0 units = 0              | 0        |
| 3 BR                               | 3         | 0                                  | 237,087 x 0 units = 0          | 0         | 260,795 x 0 units = 0              | 0        |
| 4 BR                               | 4         | 0                                  | 281,584 x 0 units = 0          | 0         | 309,742 x 0 units = 0              | 0        |
| <i>Subtotal</i>                    | <i>0</i>  | <i>0</i>                           | <i>0</i>                       | <i>0</i>  | <i>0</i>                           | <i>0</i> |
| <b>Walkup</b>                      |           |                                    |                                |           |                                    |          |
| Efficiency                         | 0         | 0                                  | 100,204 x 0 units = 0          | 0         | 110,224 x 0 units = 0              | 0        |
| 1 BR                               | 1         | 0                                  | 138,379 x 0 units = 0          | 0         | 152,216 x 0 units = 0              | 0        |
| 2 BR                               | 2         | 0                                  | 175,464 x 0 units = 0          | 0         | 193,010 x 0 units = 0              | 0        |
| 3 BR                               | 3         | 0                                  | 229,044 x 0 units = 0          | 0         | 251,948 x 0 units = 0              | 0        |
| 4 BR                               | 4         | 0                                  | 285,392 x 0 units = 0          | 0         | 313,931 x 0 units = 0              | 0        |
| <i>Subtotal</i>                    | <i>0</i>  | <i>0</i>                           | <i>0</i>                       | <i>0</i>  | <i>0</i>                           | <i>0</i> |
| <b>Elevator</b>                    |           |                                    |                                |           |                                    |          |
| Efficiency                         | 0         | 0                                  | 104,177 x 0 units = 0          | 0         | 114,594 x 0 units = 0              | 0        |
| 1 BR                               | 1         | 18                                 | 145,848 x 18 units = 2,625,264 | 0         | 160,432 x 0 units = 0              | 0        |
| 2 BR                               | 2         | 36                                 | 187,519 x 36 units = 6,750,684 | 0         | 206,270 x 0 units = 0              | 0        |
| 3 BR                               | 3         | 18                                 | 250,025 x 18 units = 4,500,450 | 0         | 275,027 x 0 units = 0              | 0        |
| 4 BR                               | 4         | 0                                  | 312,532 x 0 units = 0          | 0         | 343,785 x 0 units = 0              | 0        |
| <i>Subtotal</i>                    | <i>72</i> | <i>72</i>                          | <i>13,876,398</i>              | <i>0</i>  | <i>0</i>                           | <i>0</i> |
| <b>Total Per Construction Type</b> | <b>72</b> |                                    | <b>13,876,398</b>              | <b>0</b>  | <b>0</b>                           | <b>0</b> |

*Threshold Justification per Applicant*

*DCA's Comments:*

Applicant's Total Development Costs are below the DCA maximums.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

Applicant has selected Family tenancy to fill a need in the market. Unit mix, amenities, and services are appropriate for the Family demographic.

**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: **Monthly movie nights, birthday party celebrations, game nights, holiday luncheons**
- 2) On-site enrichment classes Specify: **Monthly financial education and homebuyer education classes on site**
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

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

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

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

MSA for Cost Limit purposes:

**Savannah**

Tot Development Costs:

**13,673,610**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**3**

**Project Cost Limit (PCL)**

**13,876,398**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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.

Applicant commits to provide services adequate for a Family development as required by DCA

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**5 MARKET FEASIBILITY**

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

|       |                        |
|-------|------------------------|
| Pass? |                        |
| A.    | John Wall & Associates |
| B.    | Five months            |
| C.    | 97.10%                 |
| D.    | 0.90%                  |

| Project Nbr | Project Name |
|-------------|--------------|
| 1           |              |
| 2           |              |

| Project Nbr | Project Name |
|-------------|--------------|
| 3           |              |
| 4           |              |

| Project Nbr | Project Name |
|-------------|--------------|
| 5           |              |
| 6           |              |

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

|    |     |
|----|-----|
| F. | Yes |
|----|-----|

*Threshold Justification per Applicant*

The market study shows very high occupancy for existing LIHTC properties and also confirms the Applicant's proposed rents are within the range of the existing LIHTC rental rates in the market, consistent with the Applicant's approach of using existing market conditions to guide development decisions. Applicant believes the results of the market study strongly support the development proposal as contained in this application.

*DCA's Comments:*

**6 APPRAISALS**

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

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

*Threshold Justification per Applicant*

The applicant is purchasing the property from a third party, therefore no appraisal is required to be submitted with the application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Roadway, aircraft

D. Is the subject property located in a:

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

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

- 1) Lead-based paint? 

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

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

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

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

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

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

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

|    |  |
|----|--|
| No |  |
|----|--|

- 9) Mold? 

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

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

|    |  |
|----|--|
| No |  |
|----|--|

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

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

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

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

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

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

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

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

|    |                                               |  |
|----|-----------------------------------------------|--|
| A. | Geotechnical & Environmental Consultants, Inc |  |
| B. | No                                            |  |
| C. | Yes                                           |  |
| 1) | Geotechnical & Environmental Consultants, Inc |  |
| 2) | 57.6                                          |  |

|    |        |  |
|----|--------|--|
| D. |        |  |
| 1) | No     |  |
| 2) | No     |  |
| a) |        |  |
| b) |        |  |
| c) |        |  |
| 3) | Yes    |  |
| a) | 3.000% |  |
| b) | No     |  |
| c) | Yes    |  |
| 4) | Yes    |  |

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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.*

Applicant is providing a Phase I environmental report performed by GEC. The report documents for DCA changes to the flood plain maps approved by the county that will become effective later this year. Based on DCA guidance to our consultant, we are basing the report on these approved flood plain changes. The environmental report also documents for DCA that prior USACE approvals are in place and the percentage of wetlands noted in the application are per the approved disturbances and mitigation. This is note a HOME project therefore no further environmental documentation is required.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**8 SITE CONTROL**

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

|               |  |
|---------------|--|
| Pass?         |  |
| A. Yes        |  |
| B. <<Select>> |  |
| D. No         |  |

*Threshold Justification per Applicant*

Applicant entered into a Purchase and Sale Agreement between one of its developer entities, Michaels Development Acquisition, LLC and RIF 502 LLC, an unrelated third party. The contract was assigned to Berwick Point, LLC, the entity created to own the proposed development.

*DCA's Comments:*

**9 SITE ACCESS**

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

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

*Threshold Justification per Applicant*

Applicant will connect its development to the existing public roads at the terminus of Cottonvale Road as shown in the site plans included in the application.

*DCA's Comments:*

**10 SITE ZONING**

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

|         |  |
|---------|--|
| Pass?   |  |
| A. Yes  |  |
| B. Yes  |  |
| C. Yes  |  |
| 1) Yes  |  |
| 2) Yes  |  |
| 3) Yes  |  |
| 4) Yes  |  |
| 5) N/Ap |  |
| D. Yes  |  |
| E. Yes  |  |

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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 part of the Berwick Plantation Master Plan, which is a PUD approved in 2005. In Chatham County, after a PUD is approved individual parcel development conditions are approved by Master Plan Amendment and corresponding conceptual site plan. Seller submitted a conceptual development site plan and secured approval of a Master Plan Amendment to make building multifamily at a density of 13 units per acre with the setbacks as delineated in the conceptual site plan. Applicant is providing a zoning letter and for description of the zoning ordinance Applicant is submitting the Master Plan Amendment approval and the corresponding approved conceptual site plan to evidence that the development, as proposed in the application, is allowed by current zoning.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

<<Enter Provider Name Here>>

*Threshold Justification per Applicant*

2) Electric

Georgia Power

Pass?

1)

2)

No

Yes

No gas utilities are proposed for the development. Electric service is verified in the attached utility letter.

*DCA's Comments:*

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

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

Pass?

A1)

2)

No

Yes

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

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

1) Public water

Consolidated Utilities

B1)

Yes

2) Public sewer

Consolidated Utilities

2)

Yes

*Threshold Justification per Applicant*

Applicant is including the appropriate letter evidencing the availability of water & sewer.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

Agree

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

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

A1) Room

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

A2) Covered Porch If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B.

Agree

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

Additional Amenities

1) Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

1) Playground

2) Wellness Center

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

3)

4)

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

C.

Agree

1) HVAC systems

1)

Yes

2) Energy Star refrigerators

2)

Yes

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

3)

Yes

4) Stoves

4)

Yes

5) Microwave ovens

5)

Yes

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

6a)

Yes

b. Electronically controlled solid cover plates over stove top burners

6b)

No

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

D.

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

1)

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

2)

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

3a)

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

3b)

*Threshold Justification per Applicant*

The Applicant is committing to the amenities listed above. Additional amenities will be included in the development dictated by the local rental market requirements.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

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

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

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

*Threshold Justification per Applicant*

The Applicant is proposing New Construction therefore this section is not applicable.

*DCA's Comments:*

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

- A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?  
Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?
- B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?
- C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?  
Site Map delineates the approximate location point of each photo?
- D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

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

*Threshold Justification per Applicant*

Developer is submitting a conceptual site plan prepared by an architect showing compliance with DCA requirements and the City's zoning requirements.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

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

|       |       |
|-------|-------|
| Pass? |       |
| A.    | Agree |
| B.    | Agree |

*Threshold Justification per Applicant*

The Applicant commits to meeting DCA's Standards for building sustainability

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**17 ACCESSIBILITY STANDARDS**

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where 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?
 

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

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

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

*Threshold Justification per Applicant*

The Applicant has budgeted for an accessibility consultant in the proposed development budget who will review plans, monitor construction, and provide training as needed to ensure compliance with all applicable accessibility requirements.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

**B. Standard Design Options for All Projects**

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

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

- 1)
- 2)

*Threshold Justification per Applicant*

Applicant commits to meeting DCA's Architectural Design & Quality Standards

*DCA's Comments:*

**19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

- A. Did the Certifying Entity meet the experience requirement in 2016?
- B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?
- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

**F. DCA Final Determination**

*Threshold Justification per Applicant*

The only change since pre-application is that at pre-app we listed the placeholder MDC/TBD as the Owner and GP and now we have proper entities listed in those roles. DCA reviewed a pre-application and reviewed Michael J. Levitt, principal of the Developer and the Owner's Member Entity (Certifying GP). For the application we have formed Berwick Point, LLC to be the Owner and Berwick Point-Michaels, LLC to be the Member (Certifying GP role) entity. We are providing an organizational chart for DCA to verify that the entities were set up as shown on the Pre-Application and Mr. Levitt's involvement is as presented in Pre-Application. These newly formed entities have no past development activity. Collaborative Housing Solutions is the Applicant's LIHTC application consultant and has no ownership or financial participation in the proposed development.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

*Threshold Justification per Applicant*

|       |     |  |
|-------|-----|--|
| Pass? |     |  |
| No    |     |  |
| Yes   |     |  |
| A.    |     |  |
| B.    |     |  |
| 1)    | Yes |  |
| 2)    | Yes |  |
| C.    |     |  |
| 1)    |     |  |
| 2)    |     |  |

|       |                          |  |
|-------|--------------------------|--|
| Pass? |                          |  |
| A.    | No                       |  |
| B.    | Yes                      |  |
| C.    | Yes                      |  |
| D.    | No                       |  |
| E.    | Certifying GP/Developer  |  |
| F.    | << Select Designation >> |  |

|       |     |  |
|-------|-----|--|
| Pass? |     |  |
| A.    | Yes |  |
| B.    | No  |  |
| C.    | Yes |  |

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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 Applicant submitted its Compliance History Summary information at Pre-Application, including all the required documents. There have been no material changes to the information submitted at pre-application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

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

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

Pass?

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

*Threshold Justification per Applicant*

The Applicant is not requesting credits under the nonprofit set aside, therefore this section does not apply.

*DCA's Comments:*

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

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

Pass?

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

*Threshold Justification per Applicant*

Applicant is not requesting HOME funds, therefore this section does not apply

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

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

Pass?

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

*Threshold Justification per Applicant*

None of the required legal opinions apply to this proposed development therefore Applicant has not provided any legal opinions

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).  
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:  
1) Number of Over Income Tenants  
2) Number of Rent Burdened Tenants  
3) Number of Vacancies  
4) Number of Down units  
5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):  
1) Individual interviews  
2) Meetings  
3) Written Notifications  
4) Other - describe in box provided:

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

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

|  |  |
|--|--|
|  |  |
|  |  |

|  |  |
|--|--|
|  |  |
|  |  |

|  |  |
|--|--|
|  |  |
|--|--|

*Threshold Justification per Applicant*

There are no structures on the site, so no person or business is being displaced.

*DCA's Comments:*

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

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

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

*Threshold Justification per Applicant*

The Applicant has experience marketing and managing properties that affirmatively further fair housing and commits to implementing these procedures in the proposed development.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

The Applicant has been diligent in maximizing the proposed credit pricing and providing as many units as can be supported by the market. The land cost are high due to the superior location of the site and high demand for multifamily land in the area.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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.

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>61</b>         | <b>22</b>        |
| <b>TOTALS:</b>     | <b>10</b>         | <b>10</b>        |
| A.                 | <b>0</b>          | <b>0</b>         |
| 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**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

|         |             |    |            |           |
|---------|-------------|----|------------|-----------|
| TOTALS: | Score Value | 92 | Self Score | DCA Score |
|         |             | 3  | 61         | 22        |
|         |             |    | 2          | 0         |

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

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

|                                      |         |
|--------------------------------------|---------|
| Total Residential Units: <b>72</b>   |         |
| Per Applicant                        | Per DCA |
| Nbr of Restricted Residential Units: |         |
| 15                                   |         |

Actual Percent of Residential Units:

|               |              |
|---------------|--------------|
| Per Applicant | Per DCA      |
| <b>0.00%</b>  | <b>0.00%</b> |
| <b>20.83%</b> | <b>0.00%</b> |

**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: |   |
| 6                              | 2 |

|              |              |   |
|--------------|--------------|---|
| 3            | 2            | 1 |
| <b>0.00%</b> | <b>0.00%</b> |   |
| <b>6</b>     | <b>2</b>     |   |

|    |   |   |
|----|---|---|
| A. | 2 | 0 |
| 1. | 0 | 0 |
| 2. | 2 | 0 |
| B. | 0 | 0 |
| 1. | 0 | 0 |
| 2. | 0 | 0 |

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

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

|         |           |   |
|---------|-----------|---|
| 13      | 12        | 0 |
| 12      | <b>12</b> |   |
| 1       |           |   |
| various | <b>0</b>  |   |

Scoring Justification per Applicant

Applicant will connect the proposed development to the existing road and sidewalk network at the intersection of Cottonvale & the service road parallel to Ogeechee. The service Road has a sidewalk network extending into the Kroger Shopping Center property and continuing on to Berwick Boulevard. This sidewalk thus connects our proposed site to the bank, grocery store, restaurants, retail store, urgent care clinic, and other amenities. Additionally, there is a CVS pharmacy with Minute Clinic directly across the street from our road and sidewalk connection. We did not count it for points because it is so close the mapping softwares would not provide directions and we thought this may be confusing. Applicant is claiming the 12 maximum points. Maps to and pictures of each Desirable Characteristic are included in the application.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

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.

|                   |            |   |
|-------------------|------------|---|
| 6                 | 3          | 0 |
| Applicant Agrees? | <b>No</b>  |   |
| DCA Agrees?       |            |   |
| Applicant Agrees? | <b>Yes</b> |   |
| DCA Agrees?       | <b>Yes</b> |   |
| Applicant Agrees? | <b>Yes</b> |   |
| DCA Agrees?       | <b>Yes</b> |   |

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS:</b>     | <b>92</b>         | <b>61 22</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

Applicant is purchasing a parcel in a master planned community. Seller is conveying the land and all existing easements, including a ROW easement on to the Cottonvale Road extension per the subdivision plan. Thus Applicant has right to build the sidewalk at its own cost on this ROW to connect to the existing crosswalks at Ogeechee Road and Cottonvale Road. Approximately 17' of sidewalk need to be built in GDOT ROW across Ogeechee Road to connect to the existing sidewalk and bus stop. GDOT has confirmed if Applicant builds the sidewalk at its own cost and per DOT standards DOT has no objection. Thus Applicant has the rights needed to extend the sidewalk network as needed to connect the proposed development to the bus stop and connect to the bus stop. Applicant is submitting the appropriate section of the purchase & sale agreement and the recorded plat to substantiate its right to extend the sidewalk on Cottonvale Road. Applicant is submitting written confirmation from GDOT of the right to build the sidewalk on the GDOT ROW with the condition that it be up to GDOT specifications. Applicant is showing the estimated costs of these sidewalk extensions in the development budget as off-site construction costs. Thus, Applicant is claiming 3 points in this section.

DCA's Comments:

|                                                                                                                                                            |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| For ALL options under this scoring criterion, <b>regardless of Competitive Pool chosen</b> , provide the information below for the transit agency/service: |                |
| Chatham Area Transit                                                                                                                                       | (912) 233-5767 |
| http://catchacat.org/_meta/downloads/schedules/route_17.pdf                                                                                                |                |
| http://catchacat.org/_meta/files/SystemMap_CAT_Savannah.pdf                                                                                                |                |

|          |    |          |   |
|----------|----|----------|---|
| 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. |          |   |

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

|          |  |  |
|----------|--|--|
| <b>2</b> |  |  |
|----------|--|--|

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

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

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

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

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

**Competitive Pool chosen:**

10 Pts > Min In EF Green Communities

**Flexible**

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

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

|                |         |               |                              |
|----------------|---------|---------------|------------------------------|
| Date of Course | 5/14/17 | Jorge Aguirre | Michaels Development Company |
| Date of Course |         |               |                              |

|            |  |
|------------|--|
| <b>Yes</b> |  |
|------------|--|

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> |  |
|------------|--|

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

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

|            |  |
|------------|--|
| <b>N/a</b> |  |
|------------|--|

**A. Sustainable Communities Certification**

|   |    |        |        |
|---|----|--------|--------|
| 2 | A. | Yes/No | Yes/No |
|---|----|--------|--------|

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS:</b> | <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
|                | 92                 | 61                | 22               |
|                |                    | N/a               |                  |

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

**1. EarthCraft Communities**

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

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

- a) Date of project's Feasibility Study prepared by a nonrelated third party LEED AP:
- 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?             | 1. | Yes/No | Yes/No |
| 2. Project will meet program threshold requirements for Building Sustainability?                                                    | 2. | Yes    |        |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 3. | Yes    |        |

**B. Sustainable Building Certification**

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

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

**C. Exceptional Sustainable Building Certification**

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

|    |     |        |        |
|----|-----|--------|--------|
| 3  | C.  | Yes/No | Yes/No |
| 1. | Yes |        |        |

**D. High Performance Building Design**

The proposed building design demonstrates:

|   |    |   |   |
|---|----|---|---|
| 1 | D. | 0 | 0 |
|---|----|---|---|

- 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.

|    |  |  |
|----|--|--|
| 1. |  |  |
| 2. |  |  |
| 3. |  |  |

*Scoring Justification per Applicant*

Applicant is committing to meet the Enterprise certification and achieving 10 additional points over the minimum required in order to qualify for the Exception Sustainable Building Certification.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

|   |   |   |
|---|---|---|
| 7 | 6 | 2 |
|---|---|---|

**A Census Tract Demographics**

|   |   |  |
|---|---|--|
| 3 | 2 |  |
|---|---|--|

& Competitive Pool chosen: **Flexible**

Yes/No Yes/No

- 1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):
- 2. Less than  below Poverty level (see Income) Actual Percent
- 3. Designated Middle or Upper Income level (see Demographics) Designation:
- 4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

|     |  |
|-----|--|
| Yes |  |
|-----|--|

|     |  |
|-----|--|
| N/a |  |
|-----|--|

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

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

|   |   |   |
|---|---|---|
| 2 | 2 | 0 |
|---|---|---|

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

|   |   |   |
|---|---|---|
| 2 | 2 | 2 |
|---|---|---|

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS:</b>     | <b>92</b>         | <b>61</b>        |
|                    | <b>10</b>         | <b>22</b>        |
|                    | <b>0</b>          | <b>0</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?                                                      | <Enter page nbr(s) from Plan>  |        | <Enter page nbr(s) from Plan here> |        |
| b) Includes public input and engagement during the planning stages?                                                                                                                                   | <Enter page nbr(s) from Plan>  |        | <Enter page nbr(s) from Plan here> |        |
| c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?                                                                                        | <Enter page nbr(s) from Plan > |        | <Enter page nbr(s) from Plan here> |        |
| d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities?<br>The specific time frames and implementation measures are current and ongoing? | <Enter page nbr(s) from Plan>  |        | <Enter page nbr(s) from Plan here> |        |
| e) Discusses resources that will be utilized to implement the plan?                                                                                                                                   | <Enter page nbr(s) from Plan>  |        | <Enter page nbr(s) from Plan here> |        |
| f) Is included in full in the appropriate tab of the application binder?                                                                                                                              | <Enter page nbr(s) from Plan>  |        | <Enter page nbr(s) from Plan here> |        |

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

**A. Community Revitalization**

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

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

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

2 A. 

|  |  |
|--|--|
|  |  |
|--|--|

  
Yes/No Yes/No

|  |  |
|--|--|
|  |  |
|  |  |

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? No      Census Tract Number: 0108.09      Eligible Basis Adjustment: State Boost

|    |  |  |  |
|----|--|--|--|
|    |  |  |  |
| 1. |  |  |  |
| 2. |  |  |  |

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS:</b> | <b>92</b>          | <b>61</b>         | <b>22</b>        |

**OR**

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

|                                                                                                                                                                                                                                                                                                                                                               |             |          |  |                             |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|--|-----------------------------|--------|
| Entity Name                                                                                                                                                                                                                                                                                                                                                   |             | Website  |  |                             |        |
| Contact Name                                                                                                                                                                                                                                                                                                                                                  | Direct Line | Email    |  | Yes/No                      | Yes/No |
| a) i. CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (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. <span style="float: right;">1 ▶</span> |             |          |  |                             |        |
| CBO 1 Name                                                                                                                                                                                                                                                                                                                                                    |             | Purpose: |  | Letter of Support included? |        |
| Community/neighborhd where partnership occurred                                                                                                                                                                                                                                                                                                               |             | Website  |  |                             |        |
| Contact Name                                                                                                                                                                                                                                                                                                                                                  | Direct Line | Email    |  |                             |        |
| CBO 2 Name                                                                                                                                                                                                                                                                                                                                                    |             | Purpose: |  | Letter of Support included? |        |
| Community/neighborhd where partnership occurred                                                                                                                                                                                                                                                                                                               |             | Website  |  |                             |        |
| Contact Name                                                                                                                                                                                                                                                                                                                                                  | Direct Line | Email    |  |                             |        |
| ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder. <span style="float: right;">ii.</span> |             |          |  |                             |        |
|                                                                                                                                                                                                                                                                                                                                                               |             |          |  |                             |        |
| 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. <span style="float: right;">iii.</span>                                                                                                                                                          |             |          |  |                             |        |

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? |             |         |  |  |  |
| ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?                                                                                                                                         |             |         |  |  |  |
| iii. CQB Name                                                                                                                                                                                                                                                                                              |             | Website |  |  |  |
| Contact Name                                                                                                                                                                                                                                                                                               | Direct Line | Email   |  |  |  |

**2. Quality Transformation Plan**

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

4

2.

a) *Public and Private Engagement*

Tenancy:

**Family**

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

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

PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County

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

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

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

|                   |            |           |
|-------------------|------------|-----------|
| Score Value       | Self Score | DCA Score |
| <b>TOTALS:</b> 92 | 61         | 22        |

ii. Transformation Partner 2

|                                    |                                 |                                                               |
|------------------------------------|---------------------------------|---------------------------------------------------------------|
| <Select Transformation Prtnr type> | If "Other" Type, specify below: | Date of Public Meeting 2 (optional) between Partnrs           |
| Org Name                           |                                 | Date(s) of publication of meeting notice                      |
| Website                            |                                 | Publication(s)                                                |
| Contact Name                       | Direct Line                     | Social Media                                                  |
| Email                              |                                 | Mtg Locatn                                                    |
| Role                               |                                 | Which Partners were present at Public Mtg 2 between Partners? |

b) Citizen Outreach

Choose either "i" or "ii" below for (b).

i. Survey

Copy of blank survey and itemized summary of results included in corresponding tab in application binder?

or

ii. Public Meetings

Meeting 1 Date

Date(s) of publication of Meeting 1 notice

Publication(s)

Social Media

Meeting Location

Copy(-ies) of published notices provided in application binder?

Dates: Mtg 2

Mtg Notice Publication

Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?

Publication(s)

Social Media

Mtg Locatn

Copy(-ies) of published notices provided in application binder?

c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:

i. Local Population Challenge 1

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

ii. Local Population Challenge 2

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

iii. Local Population Challenge 3

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

iv. Local Population Challenge 4

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

v. Local Population Challenge 5

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS: 92</b>  | <b>61</b>         | <b>22</b>        |
| 4                  |                   |                  |
| 1                  | 1.                |                  |

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

Family

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

|             |  |
|-------------|--|
| Direct Line |  |
| Direct Line |  |

|               |  |
|---------------|--|
| Bank Name     |  |
| Account Name  |  |
| Bank Website  |  |
| Contact Email |  |

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

**2. Long-term Ground Lease**

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

1 2.

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Flexible**

2 3.

Unrelated Third-Party Name

Unrelated Third-Party Type

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

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



Improvement Completion Date

\_\_\_\_\_ miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

|  |
|--|
|  |
|  |
|  |

Full Cost of Improvement as a Percent of TDC:

|         |         |
|---------|---------|
| 0.0000% | 0.0000% |
|---------|---------|

Total Development Costs (TDC):  
13,673,610

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS:</b> | <b>92</b>          | <b>61</b>         | <b>22</b>        |
|                | 10                 |                   |                  |
| D.             |                    |                   |                  |
| 1.             |                    |                   |                  |
| 2.             |                    |                   |                  |

**D. Community Designations**

*(Choose only one.)*

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

*Scoring Justification per Applicant*

Applicant is claiming Stable Community Points in this category based on the demographic information and designations. Maps and reports are provided with the application to verify Applicant's score.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

**4**

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

**Competitive Pool chosen:**

**Flexible**

**A. Phased Developments**

**Phased Development?**

**No**

**0**

**3**

|           |  |  |
|-----------|--|--|
| <b>A.</b> |  |  |
| 1.        |  |  |

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

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

Number:

|  |  |
|--|--|
|  |  |
|--|--|

Name

|  |
|--|
|  |
|--|

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

Number:

|  |  |
|--|--|
|  |  |
|--|--|

Name

|  |
|--|
|  |
|--|

2. Was the community originally designed as one development with different phases?

|    |  |  |
|----|--|--|
|    |  |  |
| 2. |  |  |

3. Are any other phases for this project also submitted during the current funding round?

|    |  |  |
|----|--|--|
|    |  |  |
| 3. |  |  |

4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

|    |  |  |
|----|--|--|
|    |  |  |
| 4. |  |  |

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

*(choose 1 or 2)*

**3**

|           |          |          |
|-----------|----------|----------|
| <b>B.</b> | <b>3</b> | <b>0</b> |
|-----------|----------|----------|

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

1. **Five (5)** DCA funding cycles

**3**

|    |          |  |
|----|----------|--|
|    | <b>3</b> |  |
| 1. |          |  |

**OR** 2. **Four (4)** DCA funding cycles

**2**

|    |  |  |
|----|--|--|
|    |  |  |
| 2. |  |  |

**C. Previous Projects (Rural Pool)**

*(choose 1 or 3)*

**4**

|           |          |          |
|-----------|----------|----------|
| <b>C.</b> | <b>0</b> | <b>0</b> |
|-----------|----------|----------|

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

1. Within the last **Five (5)** DCA funding cycles

**3**

|    |  |  |
|----|--|--|
|    |  |  |
| 1. |  |  |

2. Since the 2000 DCA Housing Credit Competitive Round

*(additional point)*

**1**

|    |  |  |
|----|--|--|
|    |  |  |
| 2. |  |  |

**OR** 3. Within the last **Four (4)** DCA funding cycles

**2**

|    |  |  |
|----|--|--|
|    |  |  |
| 3. |  |  |

*Scoring Justification per Applicant*

Applicant is claiming points by virtue of being more 1-mile away from any DCA funded development in the past 5 years.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

|         |             |            |           |
|---------|-------------|------------|-----------|
| TOTALS: | Score Value | Self Score | DCA Score |
|         | 92          | 61         | 22        |
|         | 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*

Applicant is providing a market study supporting the 2 points under this category.

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

*DCA's Comments:*

|  |    |   |   |
|--|----|---|---|
|  |    | 1 | 0 |
|  | A. | 1 |   |
|  | B. |   |   |

**12. EXCEPTIONAL NON-PROFIT**

0

3

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

*DCA's Comments:*

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

**13. RURAL PRIORITY**

Competitive Pool:

**Flexible**

**(NOTE: Only Rural Pool applicants are eligible!)**

Urban or Rural:

**Urban**

2

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

Unit Total

72

|          |                    |          |                     |                   |                                  |         |                   |
|----------|--------------------|----------|---------------------|-------------------|----------------------------------|---------|-------------------|
| MGP      | Berwick Point, LLC | 0.0100%  | Michael J. Levitt   | NPSponsr          | 0                                | 0.0000% | 0                 |
| OGP1     | 0                  | 0.0000%  | 0                   | Developer         | The Michaels Development Company | 0.0000% | Michael J. Levitt |
| OGP2     | 0                  | 0.0000%  | 0                   | Co-Developer 1    | 0                                | 0.0000% | 0                 |
| OwnCons  | 0                  | 0.0000%  | 0                   | Co-Developer 2    | 0                                | 0.0000% | 0                 |
| Fed LP   | Riverside Capital  | 99.9800% | Sebastian Corradino | Developmt Consult | Collaborative Housing Solutions  | 0.0000% | Richelle Patton   |
| State LP | Riverside Capital  | 0.0100%  | Sebastian Corradino |                   |                                  |         |                   |

*Scoring Justification per Applicant*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

|                | Score Value | Self Score | DCA Score |
|----------------|-------------|------------|-----------|
| <b>TOTALS:</b> | <b>92</b>   | <b>61</b>  | <b>22</b> |
|                | <b>2</b>    | <b>0</b>   | <b>0</b>  |
|                | <b>1</b>    |            |           |
| A.             | Yes/No      | Yes/No     |           |
| 1.             | N/a         |            |           |
| 2.             | N/a         |            |           |
| 3.             | N/a         |            |           |
| 4.             | N/a         |            |           |
| 5.             | N/a         |            |           |
| B.             | No          |            |           |
|                | <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

**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: **Savannah** County: **Chatham** QCT? **No** Census Tract #: **0108.09**

Scoring Justification per Applicant

DCA's Comments:

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

|    | 4          | 0      |
|----|------------|--------|
|    | Yes/No     | Yes/No |
| 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> |        |

Indicate that the following criteria are met:

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

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

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

|                                 | Amount    |    |
|---------------------------------|-----------|----|
| a)                              |           | a) |
| b)                              |           | b) |
| c)                              |           | c) |
| d)                              |           | d) |
| e)                              |           | e) |
| f)                              |           | f) |
| g)                              |           | g) |
| h)                              |           | h) |
| i)                              |           | i) |
| j)                              | 2,100,000 | j) |
| Total Qualifying Sources (TQS): |           | 0  |

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

|            |         |
|------------|---------|
| 13,673,610 |         |
| 15.3581%   | 0.0000% |

Applicant worked with Pillar to hold a concept meeting with HUD. Applicant is providing a copy of HUD's letter of encouragement for the project to apply for the 221d4 program.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

| Score Value    | Self Score | DCA Score |
|----------------|------------|-----------|
| <b>TOTALS:</b> | <b>92</b>  | <b>61</b> |
|                | <b>3</b>   | <b>22</b> |

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

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

|    |
|----|
| 7  |
| 57 |
| 6  |
| 15 |

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

**B. Target Population Preference**

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

|    |   |   |
|----|---|---|
| 3  | 0 | 0 |
| 1. |   |   |
| 2. |   |   |

Scoring Justification per Applicant

Applicant has the appropriate unit mix to receive Section 811 vouchers. Applicant and its management company have prior experience managing units in the 811 program.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

**A. Historic and Adaptive Reuse**

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

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

|       |
|-------|
| 0     |
| 0     |
| 72    |
| 0.00% |

|    |   |   |
|----|---|---|
| 2  | 0 | 0 |
| 2  |   |   |
| A. |   |   |

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

**B. Historic**

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

Nbr Historic units:  
Total Units  
% of Total

|       |
|-------|
| 0     |
| 72    |
| 0.00% |

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

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS:</b>     | <b>92</b>         | <b>22</b>        |
|                    | <b>3</b>          | <b>0</b>         |

**19. HEALTHY HOUSING INITIATIVES**

*(choose A or B or C)*

Pre-requisites:

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

Agree or Y/N Agree or Y/N

|       |  |
|-------|--|
| Agree |  |
| N/a   |  |
| Yes   |  |
| N/a   |  |
| Agree |  |

Applicant has executed a Letter of Intent with St. Joseph's/Candler Health System, Inc. to provide on-site health screenings. Applicant reviewed the Community Health Status Indicators report for Chatham County published by the Centers for Disease Control and Prevention. The CHSI report indicated a Moderate Risk/Concern for Chatham County in multiple categories, including Male and Female life expectancy, stroke deaths, coronary heart disease deaths, adult diabetes, adult obesity, adult overall health status. The report highlights that, compared to other counties, Chatham County has some of the highest incidences of preterm births. Other metrics in which Chatham County scores negatively in are high housing costs, cost as a barrier to healthcare, adult preventable hospitalizations, primary care provider access, percentage of uninsured population, adult smoking, inadequate social support, and housing stress. All these conditions add up to severe impediments to care that our proposed development and our Healthy Housing Initiative can address. Primarily, our development will provide affordable housing and supportive services through our partnerships with Better Tomorrows and St Joseph's/Candler Health. Alleviating rent burden and providing housing safety has been recognized as the first step in a holistic approach to improving residents' lives, having direct and indirect results in health, educational, and other quality of life measures. Specifically, our Healthy Housing Initiative partnership with St. Joseph's/Candler Health will provide on-site health risk assessments (HRAs) and screenings conducted by qualified, experienced staff. Screenings will include biometric data, laboratory screenings for risk factors associated with chronic disease, plus other screenings that can be customized based on resident demographics or surveys. St. Joseph's will also put in place a tracking program so residents can receive customized reports and customized action plans, measure progress, and stay informed about their healthcare. This monthly screening program will allow our residents to, free of charge, track many of the indicators for increased risk for diabetes, obesity, heart disease, stroke, and other preventable chronic conditions that are specifically identified as prevalent in Chatham county. A mobile screening unit will perform the services on-site and the program includes Care Management to provide ongoing support to our residents at risk of, or suffering from chronic disease. The screening and monitoring services will be free of charge to the residents and will be available at least monthly. In addition to screenings, educational sessions and individual assessments will be provided, providing our residents with personalized information based on their assessment results, individualized action plans, and information on access to further resources, all based on their individual metrics and risk factors. We are tailoring the Healthy Housing Initiative plan to our property by leveraging our partnership with national nonprofit Better Tomorrows. Better Tomorrows performs annual resident surveys to determine changing resident needs and creating a custom supportive service plan for each property, tailored to residents' needs and utilizing available community resources. For Berwick Point Apartments, these surveys and assessments will be tailored to include resident feedback to the on-site Screening process and Better Tomorrows will coordinate sharing of feedback and information with St Joseph's, including potential additions to the Healthy Housing Initiative to address residents' changing needs. Additionally, Better Tomorrows' Innovative Project Concept focused on access to fresh foods and healthy cooking/nutrition education will be leveraged with the Screening Program's resident education component. Better Tomorrows will be in charge of coordinating efforts with St Joseph's so the Better Tomorrows nutrition-focused program can specifically address resident needs identified through the Health Screening program. This will have a great impact on the quality of life of our residents. Finally, while the Screening is scheduled to take place in a Mobile Screening Unit provided by St. Joseph's, the Applicant is including a health screening room in its plans for the clubhouse, allowing for changes to the delivery of the program in the future if needed, and also for expansion of healthcare programs on site.

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

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

| Description of Service (Enter "N/a" if necessary)                            | Occurrence | Cost to Resident |
|------------------------------------------------------------------------------|------------|------------------|
| a) Detailed health risk assessment tool with comprehensive individual report | Monthly    | 0                |
| b) Biometric screening                                                       | Monthly    | 0                |
| c) Diagnostic Labs                                                           | Monthly    | 0                |

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS:</b> | <b>92</b>          | <b>61</b>         | <b>22</b>        |

|                                                                                |         |   |  |
|--------------------------------------------------------------------------------|---------|---|--|
| d) Onsite education, including individualized information for each participant | Monthly | 0 |  |
|--------------------------------------------------------------------------------|---------|---|--|

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

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

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

Family

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

|  |  |
|--|--|
|  |  |
|--|--|

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

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham 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>TOTALS:</b>        |  |  |  |  |  |  |  | <b>92</b>          | <b>61</b>         | <b>22</b>        |
| c) High               |  |  |  |  |  |  |  |                    |                   |                  |
| d) Primary/Elementary |  |  |  |  |  |  |  |                    |                   |                  |
| e) Middle/Junior High |  |  |  |  |  |  |  |                    |                   |                  |
| f) High               |  |  |  |  |  |  |  |                    |                   |                  |

*Scoring Justification per Applicant*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

|                    |                   |                  |
|--------------------|-------------------|------------------|
| <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
| <b>TOTALS:</b>     | <b>92</b>         | <b>61</b>        |
|                    | <b>2</b>          | <b>22</b>        |
|                    | <b>0</b>          | <b>0</b>         |

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

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

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

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

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

|  | Per Applicant | Per DCA |
|--|---------------|---------|
|  |               |         |
|  | 0.00%         | 0.00%   |

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

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

|           |           |
|-----------|-----------|
| <b>10</b> | <b>10</b> |
| <b>10</b> | <b>10</b> |
| <b>0</b>  |           |
| <b>5</b>  |           |

Base Score

Deductions

Additions

Scoring Justification per Applicant

The Applicant is the largest owner and manager of affordable housing in the country. As such, we have ongoing noncompliance items to be addressed at any given time. Applicant is providing evidence of satisfactory compliance for all of its properties with few exceptions related to open items. In these cases where a state agency would not confirm our compliance due to an open audit finding or open annual review finding, we have provided documentation showing our management company is proactively working to resolve the finding within the appropriate correction deadline. Since these items are being corrected timely, we have not deducted any points. We have added 5 points in case DCA disagrees with our assessment and considers one of these open items as a point deduction. We have provided satisfactory compliance confirmation for enough properties to justify the full 5 points that can be added back to the score.

DCA's Comments:

**TOTAL POSSIBLE SCORE**

**92**

|           |           |
|-----------|-----------|
| <b>61</b> | <b>22</b> |
|-----------|-----------|

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

|                | Score<br>Value | Self<br>Score | DCA<br>Score |
|----------------|----------------|---------------|--------------|
| <b>TOTALS:</b> | 92             | 61            | 22           |

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

22

**PART NINE - SCORING CRITERIA - 2017-071 Berwick Point Apartments, Savannah, Chatham County**

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

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

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

**Score  
Value**

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

**TOTALS:**

**92**

|           |           |
|-----------|-----------|
| <b>61</b> | <b>22</b> |
|-----------|-----------|

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

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

Berwick Point Apartments  
Savannah, Chatham County

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

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

Berwick Point Apartments  
Savannah, Chatham County

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

Berwick Point Apartments

Savannah, Chatham County

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



## Scoring Section 16 - Innovative Project Concept Narrative

Berwick Point Apartments  
Savannah, Chatham County

Better Tomorrows proposes A Healthy Lifestyles initiatives as an innovative place based approach to integrating health and housing. Our program would be developed to achieve the following goals:

1. Meet the food needs of low-income individuals through food distribution;
2. Increase residents' self-reliance in providing food needs;
3. Improve health metrics to prevent long term disease and support childrens' development;
4. Develop strong, long-term relationships with community food access resources

This project will reduce food access issues, improve health metrics and provide educational opportunities on nutrition and health. Residents will participate in program planning, implementation and sustainability providing them ownership, pride, and confidence that they can transform their communities in positive ways. Greater interaction with food access resources and the community at large will provide residents with a sense that they are part of a greater whole and no longer isolated or marginalized. Gathering critical data will enable us to develop a sustainable, replicable model.

We seek the following outcome-based goals:

1. Build upon and expand the network of community coalitions and linkages including food banks, farmers markets, community gardens and local retail;
2. Engage residents in the planning, implementation and expansion of food access and educational and healthy lifestyle programming; and
3. Create a system which analyzes current community food access, educational programming and preventative healthcare needs and develop a long-term plan for sustainability and replication.

One of the goals of this project is to create strong, long-term relationships with current resources and to expand and access other resources. We will utilize the data gained through this project to more clearly qualify and quantify the food needs of families. Undertaking this project will afford us the opportunity to better define the needs of family communities versus senior communities. Defining these particular needs will prove invaluable in allowing us to better leverage its current relationships and forge new relationships with food banks, farmer's markets, community gardens, retail and other food sources. Engaging community residents will enable them to communicate directly with resource providers thus ensuring that their communities' food needs are being met.

Residents will also participate in project evaluation. They will provide insight into the strengths and challenges the project has achieved in developing new food access streams and associated programming. The evaluation data gathered: are residents receiving the quantity and types of food they require, has there been a shift toward healthy eating and lifestyle choices, whether the implementation of on-site food resources such as gardens has impacted the community in a positive way and whether the project has had multigenerational/health impact – will be tracked electronically so data can be shared and used at other DCA communities and our communities nationwide.

Many communities struggle with health and nutrition. For senior communities these challenges are well documented. The same challenges affect families but are overlooked. Limited income, lack of education about and access to healthy foods and activities are among the most critical problems. We seek to create a model to support families' healthier lifestyles through better nutrition.



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]