

Project Narrative
Sparrow Pointe
Americus, Sumter County

This Family community in the City Americus, Sumter County will be a 42-unit, all new construction, single family homes development on Woodland Ave off Felder Street. The entire site is comprised of 14 +/- acres currently owned by Randolph B Jones, Jr., and 1.5 +/- acres currently owned by James F. Myers, III. All portions of the properties are within the city limits of Americus.

All units will be reserved for low income households coming from the Americus and surrounding Sumter County community with a Tax Credit Election of 40% of the units at 60% AMI, with thirty-three (33) units reserved at 60%, and the remaining nine (9) at 50%. Thirty-seven (37) of the homes will be three-bedroom/two-bathroom, with the remaining five (5) as one-bedroom/one-bathroom. With this being a single family development, the application includes a detailed replacement reserve analysis and plan and a detailed maintenance plan.

The site is in close proximity to community amenities for easy access by residents. An onsite property manager will assist in facilitating resident events on a monthly, quarterly, and annual basis. The development will be constructed to meet the requirements of Southface's Earthcraft Multifamily certification. Landscaping and general site layout, plus carefully selected exterior construction options, will come together to create an attractive community. Interior finishes and design options will ensure a comfortable home for residents.

The Developer and sole member of the General Partner for the Americus Project Team is DDER Development, LLC of Kissimmee, Florida. Principal Deion Lowery has served as Principal, General Partner, Developer and General Contractor for a broad spectrum of Multi-Family Housing communities including: Luxury, Affordable, Student, Low Income and Elderly Housing for both new construction and substantial rehabs. Financing partners include Florida Housing Finance Corporation, First Housing Finance Corp., PNC Bank, Raymond James, SunTrust, and Edison Capital. These projects were extensive in scope and all were completed on time and within budget. Mr. Lowery has served as Developer for multiple LIHTC (both 9% and 4% bond structures), SAIL, HUD221 (D4), Freddie Mac, and conventional projects totaling over \$100 million. Mr. Lowery's multi-family experience exceeds \$200 million, including both new construction and extensive rehab projects serving as the developer and/or both general contractor.

PART ONE - PROJECT INFORMATION - 2017-072 Sparrow Pointe, Americus, Sumter 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:
2017-072

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 723,000	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-036 No

Was this project previously submitted to the Ga Department of Community Affairs? No Yes
 If Yes, please provide the information requested below for the previously submitted project:
 Project Name previously used: _____ DCA Project Nbr previously assigned: _____
 Has the Project Team changed? Yes No
 If No, what was the DCA Qualification Determination for the Team in that review? _____

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Deion Lowery		Title	Principal
Address	1601 E. Vine Street, Suite 300		Direct Line	(904) 619-6215
City	Kissimmee		Fax	
State	FL	Zip+4	34744-0000	Cellular
Office Phone	(904) 619-6215	Ext.		(904) 234-7202
		E-mail	lisa.lacock@birdsonghousing.com	

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

IV. PROJECT LOCATION

Project Name	Sparrow Pointe		Phased Project?	No
Site Street Address (if known)	Woodland Ave.		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	110 Woodland Ave.		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 32.062774	Longitude: -84.214091	Acreage	15.5000
City	Americus	9-digit Zip**	31709-8800	Census Tract Number
Site is predominantly located:	Within City Limits	County	Sumter	13261950700
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	QCT? Yes
		Overall:	Rural	HUD SA: Non-MSA
				Sumter Co.

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

Congressional	State Senate	State House
12	12	138

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

Political Jurisdiction

Name of Chief Elected Official	Barry Blount		Title	Mayor
Address	101 West Lamar St.		City	Americus
Zip+4	31709-8800	Phone	(229) 924-4411	Email
				bblount@americusga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	42	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 - 2017-072 Sparrow Pointe, Americus, Sumter County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	42	0
Number of 50% Units	9	0
Number of 60% Units	33	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	42	
Common Space Units	0	
Total Units	42	

E. Buildings

Number of Residential Buildings	42
Number of Non-Residential Buildings	1
Total Number of Buildings	43

F. Total Residential Parking Spaces

86

D. Unit Area

Total Low Income Residential Unit Square Footage	52,600
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	52,600
Total Common Space Unit Square Footage	0
Total Square Footage from Units	52,600

Total Common Area Square Footage from Nonresidential areas	1,945
Total Square Footage	54,545

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	[]	Elderly	[]
	HFOP	[]	Other	[]
% of Total Units		7.1%	Required:	5%
% of Units for the Mobility-Impaired		66.7%	Required:	40%
% of Total Units		2.4%	Required:	2%

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Nbr of Units Equipped:	3
Roll-In Showers	2

C. Sight / Hearing Impaired

Nbr of Units Equipped:	1
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC:

Nonprofit	No
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B. HOME:

CHDO	No
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(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-072 Sparrow Pointe, Americus, Sumter 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
Deion Lowery	Sparrow Pointe	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 - 2017-072 Sparrow Pointe, Americus, Sumter County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? No

If Yes ----->: Total Existing Units

Number Occupied

% Existing Occupied

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

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

F. Projected Place-In-Service Date

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

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-072 Sparrow Pointe, Americus, Sumter County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Sparrow Pointe, LP				Name of Principal		Deion Lowery
1601 E. Vine Street, Suite 300				Title of Principal		Principal
Kissimmee		Fed Tax ID:	TBD		Direct line	
FL	Zip+4	34744-0000	Org Type:	For Profit	Cellular	
(904) 619-6215		E-mail		lisa.lacock@birdsonghousing.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.

Sparrow Pointe Housing GP, LLC				Name of Principal		Deion Lowery
1601 E. Vine Street, Suite 300				Title of Principal		Principal
Kissimmee		Website			Direct line	
FL	Zip+4	34744-0000			Cellular	
(904) 619-6215		E-mail		lisa.lacock@birdsonghousing.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.

Affordable Equity Partners, Inc				Name of Principal		Brian Kimes
206 Peach Way				Title of Principal		Vice President
Columbia		Website	www.aepartners.com		Direct line	
MO	Zip+4	45249-8320			Cellular	
(573) 443-2021		E-mail		bkimes@aepartners.com		

b. State Limited Partner

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

Affordable Equity Partners, Inc				Name of Principal		Brian Kimes
206 Peach Way				Title of Principal		Vice President
Columbia		Website	www.aepartners.com		Direct line	
MO	Zip+4	45249-8320			Cellular	
(573) 443-2021		E-mail		bkimes@aepartners.com		

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 - 2017-072 Sparrow Pointe, Americus, Sumter County

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II. DEVELOPER(S)

A. DEVELOPER

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

DDER Development, LLC			Name of Principal	Deion Lowery
1601 E. Vine Street, Suite 300			Title of Principal	Principal
Kissimmee	Website		Direct line	(904) 619-6215
FL	Zip+4	34744-0000	Cellular	
(904) 619-6215	E-mail	lisa.lacock@birdsonghousing.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.

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

Fairway Construction Co., Inc			Name of Principal	Steven Hickey
206 Peach Way			Title of Principal	Director of Accounting and C
Columbia	Website	www.fairwayconstruction.net	Direct line	(573) 443-2021
MO	Zip+4	65203-4905	Cellular	
(573) 443-2021	E-mail	shickey@fairwayconstruction.net		

C. MANAGEMENT COMPANY

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

Fairway Management, Inc.			Name of Principal	Ryan Stevens
3290 Northside Parkway, Suite 300			Title of Principal	Director of Operations
Atlanta	Website	fairwaymanagement.com	Direct line	(573) 443-2021
GA	Zip+4	30327-2216	Cellular	
(573) 443-2021	E-mail	rstevens@fairwaymanagement.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-072 Sparrow Pointe, Americus, Sumter County

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D. ATTORNEY	Coleman Talley LLP			Name of Principal	Russ Henry
Office Street Address	910 North Patterson Street			Title of Principal	Partner
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 242-7562
State	GA	Zip+4	31601-4531	Cellular	
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	russ.henry@colemantalley.com		

E. ACCOUNTANT	Tidwell Group			Name of Principal	Joshua Northcutt
Office Street Address	750 Hammond Drive, Building 18, Suite 300			Title of Principal	Office Managing Partner
City	Atlanta	Website	www.thefctgroup.com	Direct line	(470) 273-6610
State	GA	Zip+4	30328-6123	Cellular	
10-Digit Office Phone / Ext.	(470) 273-6610	E-mail	joshua.northcutt@tidwellgroup.com		

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

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

A. LAND SELLER (If applicable)	Randolph B. Jones, Jr	Principal		10-Digit Phone / Ext.	
Office Street Address	P.O. Box 984		City	Americus	
State	GA	Zip+4	31709-0000	E-mail	

B. IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-072 Sparrow Pointe, Americus, Sumter County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	No	
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9900%	No	
State Ltd Partner	No	No	For Profit	1.0000%	No	
NonProfit Sponsor						
Developer	No	No	For Profit	0.0000%	No	
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit	0.0000%	No	
Managemen t Company	No	No	For Profit	0.0000%	No	
				Total	100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The Applicant is purchasing eight total parcels of land, all adjacent to one another. Parcels #66 4 4 and #66 4 11 are being purchased from the seller noted in Section IV: Other Information Required, Row 117. The seller for these two parcels is Randolph B. Jones, Jr. Parcels #66-4-5, 66-4-6, 66-4-7, 66-4-8, 66-6-1 and 66-2-6 are being purchased from James F. Meyers III. Please see Tab 8 of the application for evidence of site control for all eight parcels.

PART THREE - SOURCES OF FUNDS - 2017-072 Sparrow Pointe, Americus, Sumter County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

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

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	USDA RD 538	930,000	5.000%	18
Mortgage B	Sterling Bank	5,493,962	5.500%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners, Inc	1,145,001		
State Housing Credit Equity	Affordable Equity Partners, Inc	517,668		
Other Type (specify)	GP & LP Equity	110		
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		8,086,741		
Total Construction Period Costs from Development Budget:		8,086,741		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-072 Sparrow Pointe, Americus, Sumter County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	USDA RD 538	930,000	5.000%	40	40	53,813	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	1.77% DDER Development, LLC	19,790	0.000%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 213,684
 DDF Percent of Cash Flow (Yrs 1-15) **9.261%** 9.261%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners, Inc.	5,725,003					
State Housing Credit Equity	Affordable Equity Partners, Inc.	2,588,340					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: GP & LP Equity		110					
Other:							
Other:							
Total Permanent Financing:		9,263,243					
Total Development Costs from Development Budget:		9,263,243					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
5,784,000	-58,997.00	62%
2,530,500	57,840.00	28%
		<u>90%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

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PART FOUR - USES OF FUNDS - 2017-072 Sparrow Pointe, Americus, Sumter County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				2,500	2,500				
Market Study				8,000	8,000				
Environmental Report(s)				4,750	4,750				
Soil Borings				7,250	7,250				
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 >>									
				Subtotal	37,500	-	-	-	
ACQUISITION					ACQUISITION				
Land				315,000				315,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	315,000	-	-	315,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	83,871		1,300,000	1,235,000			65,000	
Site Construction (Off-site)									
				Subtotal	1,300,000	-	-	65,000	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				3,860,385	3,860,385				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				230,490	230,490				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	4,090,875	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		323,452	323,452				
Builder Overhead	6.000%	323,453	6.000%	107,817	107,817				
General Requirements*	2.000%	107,818	2.000%	323,452	323,452				
	6.000%	323,453	6.000%	754,721	754,721				
*See QAP: General Requirements policy	14.000%	754,723		Subtotal	754,721	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs		Average TCHC:		146,323.71 per Res'l unit	146,323.71 per unit	112.67 per total sq ft			
6,145,596.00				116.84 per Res'l unit SF	116.84 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			5.00%	307,279	307,279				

PART FOUR - USES OF FUNDS - 2017-072 Sparrow Pointe, Americus, Sumter County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	54,940	54,940			
Construction Loan Interest	247,443	221,441			26,002
Construction Legal Fees					
Construction Period Inspection Fees					
Construction Period Real Estate Tax	2,500	2,500			
Construction Insurance	12,500	12,500			
Title and Recording Fees	10,000	10,000			
Payment and Performance bonds					
Other: Letter of Credit	30,728	30,728			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	358,111	332,109	-	-	26,002
PROFESSIONAL SERVICES					
Architectural Fee - Design	109,200	109,200			
Architectural Fee - Supervision					
Green Building Consultant Fee Max: 20,000	15,000	15,000			
Green Building Program Certification Fee (LEED or Earthcraft)	10,000	10,000			
Accessibility Inspections and Plan Review	22,500	22,500			
Construction Materials Testing	25,000	25,000			
Engineering	70,000	70,000			
Real Estate Attorney	40,000	40,000			
Accounting	15,000	15,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	316,700	316,700	-	-	-
LOCAL GOVERNMENT FEES <i>Avg per unit: 3,288</i>					
Building Permits	55,305	55,305			
Impact Fees	31,175	31,175			
Water Tap Fees <i>waived? No</i>	25,800	25,800			
Sewer Tap Fees <i>waived? No</i>	25,800	25,800			
Subtotal	138,080	138,080	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	38,020				38,020
Permanent Loan Legal Fees	30,000				30,000
Title and Recording Fees	10,000				10,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	78,020				78,020

PART FOUR - USES OF FUNDS - 2017-072 Sparrow Pointe, Americus, Sumter County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	57,840	57,840				57,840
LIHTC Compliance Monitoring Fee	63,000	63,000				63,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	131,340				131,340
		EQUITY COSTS				
Partnership Organization Fees		2,500				2,500
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	2,500				2,500
		DEVELOPER'S FEE				
Developer's Overhead	61.980%	692,414	692,414			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	38.020%	424,748	424,748			
	Subtotal	1,117,162	1,117,162	-	-	-
		START-UP AND RESERVES				
Marketing		15,000				15,000
Rent-Up Reserves	46,183	46,183				46,183
Operating Deficit Reserve:	119,272	159,272				159,272
Replacement Reserve		10,500				10,500
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 833	35,000	35,000			
Other: <u>Community Improvement Fund</u>		50,000				50,000
	Subtotal	315,955	35,000	-	-	280,955
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		9,263,243	8,364,426	-	-	898,817
Average TDC Per:	Unit:	220,553.40	Square Foot:	169.83		

PART FOUR - USES OF FUNDS - 2017-072 Sparrow Pointe, Americus, Sumter County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Eligible Basis Calculation

Total Basis	8,364,426	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	8,364,426	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: DDA/QCT	130.00%		
Adjusted Eligible Basis	10,873,754	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	10,873,754	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	978,638	0	0
Total Basis Method Tax Credit Calculation	978,638		

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

9,268,669	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):	
9,263,243			
930,110			
8,333,133	Funding Amount	0	Hist Desig
/ 10			
833,313	Federal	0.8000	State
1.1500	=		+ 0.3500
724,620			
724,620			
723,000			
723,000			

PART FOUR - USES OF FUNDS - 2017-072 Sparrow Pointe, Americus, Sumter County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Please see tab 01 for a Construction Schedule of Values from the General Contractor outlining hard costs.

PART FOUR (b) - OTHER COSTS - 2017-072 - Sparrow Pointe - Americus - Sumter, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

Letter of Credit

USDA RD 538 Letter of Credit Fee

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

Community Improvement Fund

The total Developer Fee budgetedequals the Developer Fee in Row 117 of the Part IV-A-Uses of Funds Tab and the Other Line Item labeled Community Improvement Fund under Start-up and Reserves. This number is limited to 15% of the Total Development Cost less the underwritten cost of the Land, the budgeted Developer Fee, and the Builder Profit. The \$50,000 Community Improvement Fund is funded out of Developer Fee.

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-072 Sparrow Pointe, Americus, Sumter County

DCA Utility Region for project: South

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

GA Department of Community Affairs - Georgia South		
1.1.2017	Structure	SF Detached

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			6		8		
Cooking	Electric	X			7		11		
Hot Water	Electric	X			14		23		
Air Conditioning	Electric	X			13		20		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			23		36		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			38		57		
Refuse Collection		X			15		15		
Total Utility Allowance by Unit Size					0	116	0	170	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

Applicant has used the GA DCA - Southern Region utility allowances for single family homes.

DCA COMMENTS

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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	5	0	37	0	42
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

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	3,600	0	37,700	0	41,300
0	900	0	10,400	0	11,300
0	4,500	0	48,100	0	52,600
0	0	0	0	0	0
0	4,500	0	48,100	0	52,600
0	0	0	0	0	0
0	4,500	0	48,100	0	52,600

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

5,925

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	40,880
Maintenance Salaries & Benefits	17,846
Support Services Salaries & Benefits	
Supportive Services	4,200
Subtotal	62,926

On-Site Office Costs

Office Supplies & Postage	1,750
Telephone	4,500
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Misc. Administrative Expenses	3,500
Subtotal	9,750

Maintenance Expenses

Contracted Repairs	
General Repairs	4,124
Grounds Maintenance	15,000
Extermination	5,500
Maintenance Supplies	1,800
Elevator Maintenance	
Redecorating	500
Other (describe here)	
Subtotal	26,924

On-Site Security

Contracted Guard	
Electronic Alarm System	600
Subtotal	600

Professional Services

Legal	500
Accounting	7,000
Advertising	250
Other (describe here)	
Subtotal	7,750

Utilities (Avg\$/mth/unit)

Electricity	14	7,200
Natural Gas	0	
Water&Swr	16	7,900
Trash Collection		500
Cable TV / Internet		1,200
Subtotal		16,800

Taxes and Insurance

Real Estate Taxes (Gross)*	25,200
Insurance**	13,600
Personal Property Taxes	1,500
Subtotal	40,300

Management Fee:

	19,680
503.84	Average per unit per year
41.99	Average per unit per month

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

TOTAL OPERATING EXPENSES 184,730

Average per unit	4,398.33
Total OE Required	126,000

Replacement Reserve (RR) 17,640

Proposed average RR/unit amount:	420
----------------------------------	-----

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	0 units x \$250 =	0
SF or Duplex	42 units x \$420 =	17,640
Historic Rhb	0 units x \$420 =	0
Totals	42	17,640

TOTAL ANNUAL EXPENSES 202,370

V. APPLICANT COMMENTS AND CLARIFICATIONS

Please see Tab 1 of the Application for the documentation supporting the Real Estate Taxes and Insurance budgets.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-072 Sparrow Pointe, Americus, Sumter County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.78%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	19,680
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	296,244	302,169	308,212	314,377	320,664	327,077	333,619	340,291	347,097	354,039
Ancillary Income	5,925	6,043	6,164	6,288	6,413	6,542	6,672	6,806	6,942	7,081
Vacancy	(21,152)	(21,575)	(22,006)	(22,446)	(22,895)	(23,353)	(23,820)	(24,297)	(24,783)	(25,278)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(165,050)	(170,002)	(175,102)	(180,355)	(185,765)	(191,338)	(197,078)	(202,991)	(209,080)	(215,353)
Property Mgmt	(19,680)	(20,270)	(20,879)	(21,505)	(22,150)	(22,815)	(23,499)	(24,204)	(24,930)	(25,678)
Reserves	(17,640)	(18,169)	(18,714)	(19,276)	(19,854)	(20,450)	(21,063)	(21,695)	(22,346)	(23,016)
NOI	78,647	78,197	77,675	77,082	76,413	75,663	74,830	73,911	72,900	71,794
Mortgage A	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	19,834	19,384	18,862	18,269	17,600	16,850	16,017	15,097	14,087	12,981
DCR Mortgage A	1.46	1.45	1.44	1.43	1.42	1.41	1.39	1.37	1.35	1.33
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.46	1.45	1.44	1.43	1.42	1.41	1.39	1.37	1.35	1.33
Oper Exp Coverage Ratio	1.39	1.38	1.36	1.35	1.34	1.32	1.31	1.30	1.28	1.27
Mortgage A Balance	922,517	914,651	906,383	897,691	888,555	878,952	868,857	858,246	847,091	835,367
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-072 Sparrow Pointe, Americus, Sumter County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.78%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	19,680
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	361,120	368,342	375,709	383,223	390,888	398,705	406,680	414,813	423,109	431,572
Ancillary Income	7,222	7,367	7,514	7,664	7,818	7,974	8,134	8,296	8,462	8,631
Vacancy	(25,784)	(26,300)	(26,826)	(27,362)	(27,909)	(28,468)	(29,037)	(29,618)	(30,210)	(30,814)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(221,813)	(228,468)	(235,322)	(242,381)	(249,653)	(257,143)	(264,857)	(272,803)	(280,987)	(289,416)
Property Mgmt	(26,448)	(27,242)	(28,059)	(28,901)	(29,768)	(30,661)	(31,581)	(32,528)	(33,504)	(34,509)
Reserves	(23,707)	(24,418)	(25,150)	(25,905)	(26,682)	(27,483)	(28,307)	(29,156)	(30,031)	(30,932)
NOI	70,590	69,282	67,866	66,338	64,693	62,926	61,031	59,005	56,840	54,532
Mortgage A	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	11,777	10,469	9,053	7,525	5,880	4,113	2,218	192	(1,973)	(4,281)
DCR Mortgage A	1.31	1.29	1.26	1.23	1.20	1.17	1.13	1.10	1.06	1.01
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.31	1.29	1.26	1.23	1.20	1.17	1.13	1.10	1.06	1.01
Oper Exp Coverage Ratio	1.26	1.25	1.24	1.22	1.21	1.20	1.19	1.18	1.16	1.15
Mortgage A Balance	823,042	810,087	796,469	782,154	767,107	751,290	734,663	717,186	698,815	679,504
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-072 Sparrow Pointe, Americus, Sumter County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.78%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	19,680
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	440,203	449,007	457,987	467,147	476,490	486,020	495,740	505,655	515,768	526,083
Ancillary Income	8,804	8,980	9,160	9,343	9,530	9,720	9,915	10,113	10,315	10,522
Vacancy	(31,430)	(32,059)	(32,700)	(33,354)	(34,021)	(34,702)	(35,396)	(36,104)	(36,826)	(37,562)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(298,099)	(307,042)	(316,253)	(325,740)	(335,513)	(345,578)	(355,945)	(366,624)	(377,622)	(388,951)
Property Mgmt	(35,544)	(36,611)	(37,709)	(38,840)	(40,005)	(41,206)	(42,442)	(43,715)	(45,026)	(46,377)
Reserves	(31,860)	(32,816)	(33,800)	(34,814)	(35,858)	(36,934)	(38,042)	(39,184)	(40,359)	(41,570)
NOI	52,074	49,460	46,685	43,741	40,622	37,320	33,829	30,142	26,250	22,145
Mortgage A	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(6,739)	(9,353)	(12,128)	(15,072)	(18,191)	(21,493)	(24,984)	(28,671)	(32,563)	(36,668)
DCR Mortgage A	0.97	0.92	0.87	0.81	0.75	0.69	0.63	0.56	0.49	0.41
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.97	0.92	0.87	0.81	0.75	0.69	0.63	0.56	0.49	0.41
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	659,206	637,868	615,439	591,862	567,079	541,029	513,645	484,861	454,603	422,798
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-072 Sparrow Pointe, Americus, Sumter County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.78%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	19,680
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	536,605	547,337	558,284	569,450	580,839
Ancillary Income	10,732	10,947	11,166	11,389	11,617
Vacancy	(38,314)	(39,080)	(39,861)	(40,659)	(41,472)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(400,620)	(412,638)	(425,017)	(437,768)	(450,901)
Property Mgmt	(47,769)	(49,202)	(50,678)	(52,198)	(53,764)
Reserves	(42,817)	(44,101)	(45,424)	(46,787)	(48,191)
NOI	17,818	13,262	8,468	3,427	(1,872)
Mortgage A	(53,813)	(53,813)	(53,813)	(53,813)	(53,813)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(40,995)	(45,551)	(50,345)	(55,386)	(60,686)
DCR Mortgage A	0.33	0.25	0.16	0.06	(0.03)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.33	0.25	0.16	0.06	(0.03)
Oper Exp Coverage Ratio	1.04	1.03	1.02	1.01	1.00
Mortgage A Balance	389,365	354,222	317,282	278,451	237,633
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-072 Sparrow Pointe, Americus, Sumter County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.78%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="7.00%"/>
Expense Growth Rate (3.00%)	<input type="text" value="Yes"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value="19,680"/>
Percent of Effective Gross Income	<input type="text"/>	--> If Yes, indicate actual percentage:	<input type="text"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter 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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Semi-Detached				
Efficiency	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0
1 BR	1	154,420 x 5 units = 772,100	0	169,862 x 0 units = 0
2 BR	2	187,511 x 0 units = 0	0	206,262 x 0 units = 0
3 BR	3	229,637 x 37 units = 8,496,569	0	252,600 x 0 units = 0
4 BR	4	270,341 x 0 units = 0	0	297,375 x 0 units = 0
<i>Subtotal</i>	42	9,268,669	0	0
Row House				
Efficiency	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0
1 BR	1	144,909 x 0 units = 0	0	159,399 x 0 units = 0
2 BR	2	176,506 x 0 units = 0	0	194,156 x 0 units = 0
3 BR	3	217,443 x 0 units = 0	0	239,187 x 0 units = 0
4 BR	4	258,414 x 0 units = 0	0	284,255 x 0 units = 0
<i>Subtotal</i>	0	0	0	0
Walkup				
Efficiency	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0
1 BR	1	125,895 x 0 units = 0	0	138,484 x 0 units = 0
2 BR	2	159,553 x 0 units = 0	0	175,508 x 0 units = 0
3 BR	3	208,108 x 0 units = 0	0	228,918 x 0 units = 0
4 BR	4	259,274 x 0 units = 0	0	285,201 x 0 units = 0
<i>Subtotal</i>	0	0	0	0
Elevator				
Efficiency	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0
1 BR	1	133,769 x 0 units = 0	0	147,145 x 0 units = 0
2 BR	2	171,988 x 0 units = 0	0	189,186 x 0 units = 0
3 BR	3	229,318 x 0 units = 0	0	252,249 x 0 units = 0
4 BR	4	286,647 x 0 units = 0	0	315,311 x 0 units = 0
<i>Subtotal</i>	0	0	0	0
Total Per Construction Type	42	9,268,669	0	0

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

9,263,243

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

2

Project Cost Limit (PCL)

9,268,669

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

DCA's Comments:

Applicant meets the cost limits.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

Applicant has selected Family designation

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Holiday and semi-monthly birthday parties, pot luck dinners
Computer training, aerobics classes

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

Applicant agrees to provide social and recreational programs and on site enrichment classes

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

5 MARKET FEASIBILITY

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

A.	Novogradac & Company, LLP	
B.	Two to three months	
C.	94.90%	
D.	20.20%	

Pass?

Project Nbr	Project Name
1	2014-033 Southwestern Estates
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

Please see Tab 5 for the market study indicating comparable LIHTC occupancy of 100% indicating strong demand in the market. Many of the comparable properties reported having a waitlist including Southwestern Estates, a family community, reporting a waitlist between 400-500 persons. Please see Tab 00, Item 7 for waitlist documentation.

DCA's Comments:

6 APPRAISALS

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

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

Pass?

Threshold Justification per Applicant

No appraisal was required for this application submission. Site has not been rezoned, subdivided nor modified for this proposed project.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Roadway, Railway, Aircraft

D. Is the subject property located in a:

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

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

- 1) Lead-based paint?

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

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

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

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

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

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

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

No	
----	--

- 9) Mold?

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

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

No	
----	--

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

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

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

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

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

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

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

Threshold Justification per Applicant

The environmental report is included in Tab 7 of the application.

DCA's Comments:

A. Geotechnical and Environmental Consultants, Inc	
B. No	
C. Yes	
1) Geotechnical and Environmental Consultants, Inc	
2) <65	

D.	
1) No	
2) No	
a)	
b)	
c)	
3)	
a)	
b)	
c)	
4)	

No	
No	
No	
No	

No	
No	
No	

1)	
2)	
3)	
G.	

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

I.	
J.	

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter 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: **2.15.2017 & 1.5.2018**
- B. Form of site control: **Contract/Option**
- C. Name of Entity with site control: **Sparrow Pointe, LP**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A. Yes	
B. <<Select>>	
C. No	

Threshold Justification per Applicant

The Applicant is purchasing eight total parcels of land, all adjacent to one another. Parcels #66 4 4 and #66 4 11 are being purchased from the seller noted in Section IV: Other Information Required, Row 117. The seller for these two parcels is Randolph B. Jones, Jr. Parcels #66-4-5, 66-4-6, 66-4-7, 66-4-8, 66-6-1 and 66-2-6 are being purchased from James F. Meyers III. Please see Tab 8 of the application for evidence of site control for all eight parcels. The Applicant has site control through November 30, 2017 on all eight parcels.

DCA's Comments:

9 SITE ACCESS

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

Pass?	
A. Yes	
B.	
C.	
D.	

Threshold Justification per Applicant

The project site is accessible from two legally accessible paved roads, Woodland Avenue on the south side and Lakeview Circle on the north. Please see Tab 15 for the site plan that indicates the project entrances and the legally accessible paved roads.

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

Zoning is in place at the time of the application and the site development plan conforms to the zoning. Please see Tab 10 for zoning.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter 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 EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

1) Gas

2) Electric

Georgia Power Company

Threshold Justification per Applicant

Pass?

1)

2)

No

Yes

Please see Tab 11 for confirmation that electric service is available at the project site.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

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

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

1) Public water

2) Public sewer

City of Americus

City of Americus

Threshold Justification per Applicant

Pass?

A1)

2)

B1)

2)

No

Yes

Yes

Yes

Please see Tab 12 for evidence that water and sewer services are available at the project site.

DCA's Comments:

13 REQUIRED AMENITIES

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

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

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

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

3) On site laundry type:

A1) Building

A2) Covered Porch

A3) On-site laundry

If "Other", explain here

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

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

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Additional Amenities

Guidebook Met? DCA Pre-approved?

1) Equipped Fitness Center

2) Computer / Business Center

3)

4)

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

1) HVAC systems

2) Energy Star refrigerators

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

4) Stoves

5) Microwave ovens

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

b. Electronically controlled solid cover plates over stove top burners

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

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

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

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

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

Pass?

No

Agree

A.

B.

Agree

C.

Agree

1)

2)

3)

4)

5)

6a)

6b)

D.

N/A

1)

2)

3a)

3b)

The Applicant agrees to provide the required Standard site Amenities in conformance with the DCA Amenities Guidebook and the additional 2 site amenities, fitness center and computer/business center.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter 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>>
B.		
C.		
D.		
1)		
2)		
3)		
4)		
E.		

Pass?

Threshold Justification per Applicant

The project is new all construction.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

A.	Yes	
B.	Yes	
C.	Yes	
D.	Yes	

Pass?

Threshold Justification per Applicant

Applicant agrees that the site development plan was prepared in accordance with the DCA Architectural Manual.

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

A.	Agree	
B.	Agree	

Pass?

Threshold Justification per Applicant

Applicant agrees the project will achieve the minimum standard energy efficiency and sustainable building practices set forth in the QAP and DCA Architectural Manual.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

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

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

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

Threshold Justification per Applicant

The Applicant will meet all required accessibility standards

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

For single family units, the total building envelope will have 35% minimum brick coverage; remaining 65% will be fiber cement siding or other product w/40 yr warranty

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

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

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

1)
2)

Pass?

No	
Yes	
A.	
B.	
1) Yes	
2) Yes	
C.	
1)	
2)	

Threshold Justification per Applicant

Applicant will comply with Architectural Design and 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

Pass?

A.	No	
B.	Yes	
C.	No	
D.	No	
E.	Probationary Certifying GP/Dev	
F.	<< Select Designation >>	

The project team submitted a pre-application and staus was indicated as "Probationary Certifying GP/Dev"

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?

A.	Yes	
B.	No	
C.	Yes	

The Applicant submitted a pre-application and there have been no changes to the project team.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

Applicant Response **DCA USE**

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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 a nonprofit

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

The Applicant is not a CHDO

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

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

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

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

Threshold Justification per Applicant

The property is currently vacant land

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

An AFFH Marketing Plan will be prepared if the project is selected.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Southwestern Estates, the most recently constructed family LIHTC development in the PMA, is fully occupied and maintains a waiting lists of 400 - 500 households. The full occupancy and waiting lists indicate demand for affordable housing in the market. The Applicant believes that the project is an optimal utilization of DCA resources and will fill a void in housing within the City of Americus.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
92	64	20
10	10	10
A.	0	0
B.	0	0

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

	A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	Nbr	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
1		0		0		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 - 2017-072 Sparrow Pointe, Americus, Sumter County

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **42**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
9	9
9	9

Actual Percent of Residential Units:

Per Applicant	Per DCA
21.43%	0.00%
21.43%	0.00%

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:
0

3	0.00%	0.00%
2	0	0
1	0	0

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

Complete this section using results from completed current

B. Bonus Desirable

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

completed form in both Excel and signed PDF, where

Scoring Justification per Applicant

13	0
Yes	0
12	0
1	0
various	0

The project is within two miles of a National Big Box, Grocery store, Public High School, Public Park, Public Library, Medical Care Provider, Day Care, Police Station, Retail Store, Restaurant, FDIC Bank, Church, Post Office and Pharmacy. The project is within one (1) miles of Walmart (Big Box), Save-A-Lot Store (Grocery Store) and Reese Park (Public Park) and is therefore eligible for the bonus desirable point. Please see Tab 26 for the Desirable / Undesirable Certification. There are no undesirables.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

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

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

Please see tab 27 for evidence of on-call public transit, including schedule and cost. The rural transit provided will be on-call service at an affordable rate and is open at least 5 days a week and is publicized to the general public.

DCA's Comments:

For ALL options under this scoring criterion, regardless of Competitive Pool chosen , provide the information below for the transit agency/service:	
Americus Transit - Southwest georgia Children's Alliance Inc.	(229) 924-4411
www.sowegachildren.org/agency_listing/amicus-transit/	
www.sowegachildren.org/agency_listing/amicus-transit/	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

B. Source of opinion 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:

Earth Craft House Single Family
Rural

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

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

Date of Course	3.3.2017	Lisa Lacock	DDER Development, LLC
Date of Course			

Yes	
------------	--

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

Yes	
------------	--

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		Yes	

1. EarthCraft Communities

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

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

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

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

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

Commitments for Building Certification:

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

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

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

C. Exceptional Sustainable Building Certification

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

B.	Yes	
C.	Yes/No	Yes/No

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

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

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

Scoring Justification per Applicant

Please see Tab 29 of the Application for the Sustainable Developments documentation. The applicant has completed the Green Building for Affordable Housing Certification. Included in Tab 29 is the completed EarthCraft Home scoring sheet. The proposed development achieves a score of 96, which exceeds the minimum of 75. The proposed development will also qualify for the additional High Performance Building Design by establishing a worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index.

DCA's Comments:

7. STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January 1, 2016) **7** **0 0**

A Census Tract Demographics **3** **0**
 & Competitive Pool chosen: **Rural** Yes/No Yes/No

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

C. Georgia Department of Public Health Stable Communities **2** **0 0**
 Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: Per Applicant Per DCA

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

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS:	92	64
	10	20
	6	0
	No	
	No	
	Yes	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?			Yes	
	<Enter page nbr(s) from Plan>		2	
b) Includes public input and engagement during the planning stages?			Yes	
	<Enter page nbr(s) from Plan>		74-115	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?			Yes	
	<Enter page nbr(s) from Plan >		119	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?			Yes	
	<Enter page nbr(s) from Plan>		Plan page 25	
	<Enter page nbr(s) from Plan>		Plan page 25	
e) Discusses resources that will be utilized to implement the plan?			Yes	
	<Enter page nbr(s) from Plan>		Plan page 25	
f) Is included in full in the appropriate tab of the application binder?			Yes	

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

www.gswcanes.com/Hurricane_Club/CTP

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?
 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

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

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

a)

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **Yes** Census Tract Number: **13261950700** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, *as delineated by the Community Transformation Plan*, to increase residents' access to local resources such as employment, education, transportation, and health? 3

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

iii. CQB Name	GSW FOUNDATION	Website	
Contact Name	Mike Leeder	Direct Line	(229) 931-2225
		Email	

2. Quality Transformation Plan

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

4

2.

4	
Yes	

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

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

i. Transformation Partner 1	Local health provider	Date of Public Meeting 1 between Partners	5/12/17
Org Name	Sumter Pediatrics	Date(s) of publication of meeting notice	
Website	sumterpeds.com	Publication(s)	
Contact Name	Nelson Madrazo	Direct Line	(229) 924-8082
		Social Media	
Email		Mtg Locatn	Sumter Pediatrics
Role	Healthcare	Which Partners were present at Public Mtg 1 between Partners?	

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Score Value	Self Score	DCA Score
TOTALS: 92	64	20

ii. Transformation Partner 2 <input type="text" value="Local K-12 school district rep"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text" value="5/12/17"/>
Org Name	<input type="text" value="Head Start"/>		Date(s) of publication of meeting notice
Website			Publication(s)
Contact Name	<input type="text" value="Direct Line"/>		Social Media
Email			Mtg Locatn
Role	<input type="text" value="Education"/>		Which Partners were present at Public Mtg 2 between Partners?
b) Citizen Outreach	Choose either "I" or "ii" below for (b).		Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?		i. <input type="text" value="42"/>
or	Nbr of Respondents		ii. <input type="text"/>
ii. Public Meetings			
Meeting 1 Date	<input type="text" value="5/25/17"/>	Dates: Mtg 2 <input type="text"/>	Mtg Notice Publication <input type="text"/>
Date(s) of publication of Meeting 1 notice	<input type="text" value="5/12/2017"/>	Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?	
Publication(s)		Publication(s)	
Social Media		Social Media	
Meeting Location		Mtg Locatn	
Copy(-ies) of published notices provided in application binder?	<input type="text"/>	Copy(-ies) of published notices provided in application binder?	<input type="text"/>
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:			
i. Local Population Challenge 1	<input type="text" value="Adequate and available affordable housing"/>		
Goal for increasing residents' access			
Solution and Who Implements			
Goal for catalyzing neighborhood's access			
Solution and Who Implements			
ii. Local Population Challenge 2	<input type="text" value="Healthcare service providers"/>		
Goal for increasing residents' access			
Solution and Who Implements			
Goal for catalyzing neighborhood's access			
Solution and Who Implements			
iii. Local Population Challenge 3	<input type="text" value="Job Training"/>		
Goal for increasing residents' access			
Solution and Who Implements			
Goal for catalyzing neighborhood's access			
Solution and Who Implements			
iv. Local Population Challenge 4	<input type="text" value="Post Secondary Education Options"/>		
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			

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Family

4	1	
1	1	

Source	DDER Development, LLC - Developer Fee Reduction		
Contact	Deion Lowery	Direct Line	(904) 619-6215
Email	lisa.lacock@birdsonghousing.com		
Bank Contact	N/A	Direct Line	N/A

Bank Name	N/A
Account Name	N/A
Bank Website	N/A
Contact Email	N/A

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

Description of Use of Funds
Funds will go toward a community improvement fund for the neighborhoods identified in the community transformation plan.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.
The community improvement fund will provide funding to improve upon the challenges identified within the community transformation plan. The key areas of focus for funding will be centered on the following areas: health initiatives to include health screenings and a wellness program. Each month will feature a different health topic and measures will be taken to track results of screenings and assessments. Very specific programs have been identified to make substantial improvements to the residents of Sparrow Pointe, with a focus each month to include children-adolescents-and teens. This initiative will aim to improve not only the youth's health, but it will also aim to improve their physical, mental, and emotional well being as they interface with unprecended challenges. Additionally, plans to partner with the community quarterback and provide educational camp opportunities to the residents children living at Sparrow Pointe. Also, in the same vein, we would also coordinate with the GSW Foundation and bring residents of the development to attend the various athletic camps offered in the summer. This will achieve many challenges previously identified. obesity, engaging residents in an active lifestyle, coordinating with the university's athletic program and providing exposure to sports on a collegiate level. This initiative will create positive physical improvement results, combat the risk of kids getting into trouble because they are not actively engaged in activities and it fosters community involvement and social skills are also an indirect benefit as well. Another event in which health and active lifestyle and healthy living would be the target as well as education about fatal diseases such as meningitis. The CQB envisions the residents of Sparrow Pointe working and partnering with the GSW athletic department in hosting the Annual Evan Bozof Meningitis Awareness Day. An event geared to honor the memory of a 20 year old GSW baseball scholarship athlete who contracted meningitis while attending college in 1998, he died 26 days after contracting the fatal disease leaving a profound impact on the university, and especially the baseball program. The Evan Bozof Meningitis Awareness Day event would be on a home baseball game of the GSW Hurricane baseball team and educational information would be distributed to attendees regarding the meningitis vaccine. Sparrow Pointe would assist the GSW Foundation in getting the community involved and Providing vaccine education awareness. A similar event with breast cancer awareness would also be an annual event to work together on developing. Youth involvement in community events and activities combats high school drop out potentially. Quality childcare options will also improve the quality of life for citizens in the community as such programs lend to better health, better habits, and improved grades in school. Parents of children who utilize childcare programs and after school programs lead happier more fulfilled lives and improve their well being also.

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: **Rural**

2	3.		
---	----	--	--

Unrelated Third-Party Name	
Unrelated Third-Party Type	<Select unrelated 3rd party type>
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	Improvement Completion Date

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

Description of Investment or Funding Mechanism
Description of Investment's Furtherance of Plan

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS:	92	64
		20

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

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

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

Total Development Costs (TDC):	9,263,243
--------------------------------	-----------

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	64	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

The applicant has provided all required documentation to obtain the six (6) Transformational Communities points. Within in Tab 31 of the application, the applicant has included the required information for the Community Quarterback, Community Transformation Plan, the Transformational Certification, defined neighborhood, community outreach, and community improvement fund.

The applicant will reduce the developer fee to the amount of the community improvement fund (\$50,000). From DCA response in recent Q & A. As the QAP states that the commitment of funds for the Community Improvement Fund may be from the Applicant itself, the Applicant may reduce the Developer Fee by the amount of the Community Improvement Fund (no less than \$50,000), and show that as a line-item in the development budget. The development budget may include a comment box identifying this line-item as an expenditure dedicated to the Community Improvement Fund. The itemized budget would satisfy the Minimum Documentation requirements for "Commitment of funds" and "Detailed source of funds," but the Applicant must still include the "Detailed use of funds" and the "Narrative of how the secured funds support the Community Revitalization Plan or the Community Transformation Plan" (Scoring, p. 23 of 44).

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4	2	0
----------	----------	----------

A. Phased Developments

Competitive Pool chosen:

Rural

Phased Development?

No

0

3	A.		
----------	-----------	--	--

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

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

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

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

3	1.		
2	2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4	C.	2	0
----------	-----------	----------	----------

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

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

(additional point)

3	1.		
1	2.		
2	3.	2	

Scoring Justification per Applicant

The applicant is in the rural pool and there has not been a DCA awarded project within the City of Americus in the last four (4) Funding cycles.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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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%?

Scoring Justification per Applicant

TOTALS:

Score Value	Self Score	DCA Score
92	64	20
2	2	0
	Yes/No	Yes/No
A.	No	
B.	No	
C.	No	
D.	No	

No detrimental market characteristics were noted. Full occupancy and waiting lists at the LIHTC comparables.

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	1	0
1	A. 1	
	Yes	
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 is the only application from this non-profit requesting these points in this funding round?

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

DCA's Comments:

	Yes/No	Yes/No

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2

2	
---	--

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

Unit Total

42

MGP	Sparrow Pointe Housing GP, LLC	0.0100%	Deion Lowery	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	DDER Development, LLC	0.0000%	Deion Lowery
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners, Inc	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
State LP	Affordable Equity Partners, Inc	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

The Applicant is only claiming rural priority for this project and is only 42 units.

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

- Identifies the project as located within their GICH community: Americus / Sumter County
- Is indicative of the community's affordable housing goals
- Identifies that the project meets one of the objectives of the GICH Plan
- 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?
- 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: **Americus** County: **Sumter** QCT? **Yes** Census Tract #: **13261950700**

Scoring Justification per Applicant

DCA's Comments:

	Self Score	DCA Score
	64	20
	0	0
A.	Yes/No	Yes/No
1.		
2.		
3.		
4.		
5.		
B.		

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

Rural

4

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

Indicate that the following criteria are met:

- Funding or assistance provided below is binding and unconditional except as set forth in this section.
- Resources will be utilized if the project is selected for funding by DCA.
- Loans are for both construction and permanent financing phases.
- 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.
- 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.
- 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:

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	930,000
Total Qualifying Sources (TQS):	930,000

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

9,263,243
10.0397%

0.0000%

The USDA RD 538 loan is \$930,000 and exceed the 10% amount for 4 points leveraging for rural projects. Please see Tab 36 for evidence of the loan commitment and the NOSA selection letter.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS: 92	64	20

NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total

0.00%

DCA's Comments:

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

3

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

Pre-requisites:

Agree or Y/N Agree or Y/N

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

Agree	
N/a	
Yes	
Yes	
Agree	

The applicant has partnered with Sumter Pediatrics in providing a health screening and wellness program for the residents of Pennahatchee Pointe. Sumter Pediatrics will offer general health screenings, diabetes and prevention, healthy eating, obesity & weight control, smoking, cancer, pediatric & adolescent diseases, and mental health for patients of all ages. With Dooly County having low AMI compared to the rest of Georgia and the rising cost of health care, these services will be invaluable to our residents. These services, along with quality affordable housing, will provide the residents of Pennahatchee Pointe a lifestyle that is both rich in health and overall quality of life. The monthly program topics and initiatives offered by Sumter Pediatrics will help all of our residents to gain awareness of the areas of concern in Dooly County, identified by the Center for Disease Control and Prevention. The proposed development and their Healthy Housing Initiatives will improve the overall health of the residents at Sparrow Pointe and help reduce the targeted risks in Sumter County.

The "County Health Rankings & Reports" website indicated the following as areas to explore: Adult smoking, Adult obesity, Uninsured and Severe Housing Problems. Additionally, the Center for Disease Control and Prevention - Community Health Status Indicators (CHSI) website reported the following the bottom quartiles of their peer counties: Female life expectancy, chronic kidney disease, coronary heart disease, Cancer, Gonorrhoea, HIV, Older adult depression, Primary care provider access, Uninsured, Adult physical inactivity, teen births and inadequate social support.

A. Preventive Health Screening/Wellness Program for Residents

3

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

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

a) Agree	
b) Yes	
c) Yes	

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) General Health Screenings, Diabetes & Prevention, Hypertension-Signs & Symptoms	Monthly	<\$10
b) Pediatric & Adolescent Diseases, Healthy Eating, Obesity & Weight Control	Monthly	<\$10
c) Cholesterol Education & Screening, Cancer, Genetics & Related Diseases	Monthly	<\$10
d) Smoking, Pediatric & Adolescent Health Screenings, Mental Health	Monthly	<\$10

B. Healthy Eating Initiative

2

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

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

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

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

Description of Monthly Healthy Eating Programs	Description of Related Event
a)	

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

b)		
c)		
d)		

C. Healthy Activity Initiative

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

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

0	0
---	---

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
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Scoring Justification per Applicant

Please see Tab 40 of the application for all required documentation for the Preventive Health Screening/Wellness Program for Residents, which includes the sign MOU with Sumter Pediatrics and a detailed Narrative outlining the Healthy Housing Initiative. The proposed program will reduce the targeted risks indicated in the needs data reports.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	1	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Sumter County - 729
 Family

N/a	
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School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Sumter County Primary School	PK, KK, 01, 02	No	83.20	83.30			83.25	Yes
b) Middle/Junior High									
c) High									
d) Primary/Elementary	Sumter County Primary School	PK, KK, 01, 02	No						
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

Please see tab 41 for evidence that the project is within the boundaries of the Sumter County Primary School and the CCRPI reports for 2013, 2014 and 2014 showing a three year average above the threshold for points in this category.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter County

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

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

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

21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
TOTALS:	92	64 20
	2	2 0

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				6,316
Min Exceeded by:	0.00%	0.00%	0.00%	110.53%

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

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	3,000	
Total Nbr of Jobs w/in the 2-mile radius	6,316	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	3,193	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	50.55%	0.00%

Project City	Americus
Project County	Sumter
HUD SA	Sumter Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

Please see Tab 42 of the application for the report from the Census Bureau's OnTheMap website demonstrating that site meets requirements as well as documentation identifying the address entered into the search box. The proposed site exceeds the minimum jobs threshold by 50%.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

No instance exists of noncompliance for the project team, no program administration noncompliance, no uncured audit findings, no general partner failure, no federal regulatory noncompliance, no failure to operate in accordance with program requirements, and no financial/organizational failure. The project team has no DCA funded properties to report into the Mitas database system or on Georgia Housing Search.

DCA's Comments:

TOTAL POSSIBLE SCORE

92

64	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-072 Sparrow Pointe, Americus, Sumter 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
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TOTALS:

92

64	20
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

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

Sparrow Pointe

Americus, Sumter County

The community improvement fund will provide funding to improve upon the challenges identified within the community transformation plan. The key areas of focus for funding will be centered on the following areas: health initiatives to include health screenings and a wellness program. Each month will feature a different health topic and measures will be taken to track results of screenings and assessments. Very specific programs have been identified to make substantial improvements to the residents of Sparrow Pointe, with a focus each month to include children-adolescents-and teens. This initiative will aim to improve not only the youth's health, but it will also aim to improve their physical, mental, and emotional well being as they interface with unprecedented challenges. Additionally, plans to partner with the community quarterback and provide educational camp opportunities to the residents children living at Sparrow Pointe. Also, in the same vein, we would also coordinate with the GSW Foundation and bring residents of the development to attend the various athletic camps offered in the summer. This will achieve many challenges previously identified. obesity, engaging residents in an active lifestyle, coordinating with the university's athletic program and providing exposure to sports on a collegiate level. This initiative will create positive physical improvement results, combat the risk of kids getting into trouble because they are not actively engaged in activities and it fosters community involvement and social skills are also an indirect benefit as well. Another event in which health and active lifestyle and healthy living would be the target as well as education about fatal diseases such as meningitis. The CQB envisions the residents of Sparrow Pointe working and partnering with the GSW athletic department in hosting the Annual Evan Bozof Meningitis Awareness Day. An event geared to honor the memory of a 20 year old GSW baseball scholarship athlete who contracted meningitis while attending college in 1998, he died 26 days after contracting the fatal disease leaving a profound impact on the university, and especially the baseball program. The Evan Bozof Meningitis Awareness Day event would be on a home baseball game of the GSW Hurricane baseball team and educational information would be distributed to attendees regarding the meningitis vaccine. Sparrow Pointe would assist the GSW Foundation in getting the community involved and Providing vaccine education awareness. A similar event with breast cancer awareness would also be an annual event to work together on developing. Youth involvement in community events and activities combats high school drop out potentially. Quality childcare options will also improve the quality of life for citizens in the community as such programs lend to better health, better habits, and improved grades in school. Parents of children who utilize childcare programs and after school programs lead happier more fulfilled lives and improve their well being also.

Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative
Sparrow Pointe
Americus, Sumter County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Sparrow Pointe

Americus, Sumter County

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

Scoring Section 16 - Innovative Project Concept Narrative

Sparrow Pointe

Americus, Sumter County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]