

Project Narrative
Richmond Villas
Hephzibah, Richmond County

MACO Development Company and Simmons Property Group as co-developers are proposing to acquire and completely renovate Richmond Villas Apartments, located at 3551 Windsor Spring Road in Hephzibah Georgia. Hephzibah although a separate city with its own police and fire departments is part of the Augusta/Richmond County consolidated government for utilities, zoning and other municipal purposes. Sources for the acquisition and rehab of the property include tax exempt bond financing, 4% Federal Low Income Housing Tax Credits and Georgia State Tax Credits and a HUD insured 221(d)4 construction/permanent mortgage and a construction bridge loan from a conventional lender. Richmond Villas Apartments is a 96-unit family property with 16 one-bedroom apartments, sixty-four two-bedroom apartments, and 16 three-bedroom apartments. This development has a HUD Section 8 project based rental assistance contract on 100% of the units. As part of the transfer of ownership, a new 20 year HAP contract will be requested with rents increased to market.

The developers have engaged Butler Snow, LLP as bond legal counsel. The Augusta Housing Authority has approved an inducement resolution for a \$7 million tax exempt bond allocation for this development proposal. Gershman Mortgage, the lender, has submitted a firm commitment application to HUD for a 221(d)(4) construction/permanent mortgage. The HUD firm commitment is expected in March 2017. Raymond James is the federal tax credit investor and Sugar Creek Capital is the state tax credit investor. Both investors have maintained their pricing throughout the pre-development process.

As part of the HUD 221(d)(4) process, 3rd party consultants were contracted and have completed an appraisal, a PCNA, architectural and engineering reviews, intrusive testing of the sewer and electrical systems, and an environmental study including 100% radon testing. A scope of work has been prepared by the project architect, Wallace Architects and the general contractor, MACO Construction Inc. The scope of work includes findings from the 3rd party reports. The scope of work includes all critical repairs and the replacement of major infrastructure components. Construction line items include roofs, siding, stairs, windows, doors, HVAC, accessibility, appliances, cabinets, floor coverings, plumbing, and electrical. The parking lot will be resurfaced or replaced where needed and damaged concrete sidewalks will be cut out and replaced as needed. Exterior amenities will be replaced as necessary and the entire site will receive upgraded clean-up of the landscaping. The on-site management office and all community space will be replaced with a new building. Current underwriting includes more than \$47,500 in hard costs per unit to address the physical needs and to modernize these apartments so that they will be retained as affordable housing with an extended life. As part of the underwriting analysis a full long term capital needs plan with replacement reserve funding to meet the costs of the plan will be developed and funded.

The proposed rehabilitation of Richmond Villas Apartments is substantial enough to require temporarily relocation of all households. A full Relocation Plan meeting all of the requirements contained in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will be strictly adhered to and followed.

Project Narrative
Richmond Villas
Hephzibah, Richmond County

PART ONE - PROJECT INFORMATION - 2017-0 Richmond Villas, Hephzibah, Richmond County

Please note:

- Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
- Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
- Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:
2017-0

I. DCA RESOURCES

LIHTC (auto-filled from later entries) \$ DCA HOME (from Consent Form) \$

II. TYPE OF APPLICATION

Tax Exempt Bond / 4% credit **Pre-Application Number** (if applicable) - use format 2017PA-###
Have any changes occurred in the project since pre-application?

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

Project Name previously used: DCA Project Nbr previously assigned

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name: Jason Maddox Title: Manager
 Address: 111 N. Main Street Direct Line: (573) 448-3000
 City: Clarkton Fax: (573) 448-3551
 State: MO Zip+4: 63837-0068 Cellular: (573) 276-8980
 Office Phone: (573) 448-3000 Ext.: 1159 E-mail: jason@macocompanies.com

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

IV. PROJECT LOCATION

Project Name: Richmond Villas Phased Project?
 Site Street Address (if known): 3551 Windsor Spring Road DCA Project Nbr of previous phase:
 Nearest Physical Street Address *: Scattered Site? Nbr of Sites:
 Site Geo Coordinates (##.#####): Latitude: Longitude: Acreage:
 City: Hephzibah 9-digit Zip: Census Tract Number:
 Site is predominantly located: Within City Limits County: QCT?: DDA?:
 In USDA Rural Area? In DCA Rural County? Overall: HUD SA:

* If street number unknown

Legislative Districts **:

Congressional	State Senate	State House
<input type="text" value="12"/>	<input type="text" value="22"/>	<input type="text" value="123"/>

Political Jurisdiction

Name of Chief Elected Official: Hardie Davis, Jr. Title: Mayor Website:
 Address: 535 Telfair Street, Suite 300 City:
 Zip+4: 30901-2374 Phone: Email:

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	<input type="text" value="0"/>	Adaptive Reuse:	<i>Non-historic</i>	<input type="text" value="0"/>	<i>Historic</i>	<input type="text" value="0"/>
Substantial Rehabilitation	<input type="text" value="0"/>	Historic Rehab				<input type="text" value="0"/>
Acquisition/Rehabilitation	<input type="text" value="96"/>	For Acquisition/Rehabilitation, date of original construction:				<input type="text" value="1980"/>

PART ONE - PROJECT INFORMATION - 2017-0 Richmond Villas, Hephzibah, Richmond County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	96	96
Number of 50% Units	0	0
Number of 60% Units	96	96
Number of Unrestricted (Market) Units	0	
Total Residential Units	96	
Common Space Units	0	
Total Units	96	

E. Buildings

Number of Residential Buildings	7
Number of Non-Residential Buildings	1
Total Number of Buildings	8

F. Total Residential Parking Spaces

147

D. Unit Area

Total Low Income Residential Unit Square Footage	79,088
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	79,088
Total Common Space Unit Square Footage	0
Total Square Footage from Units	79,088

Total Common Area Square Footage from Nonresidential areas	1,572
Total Square Footage	80,660

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

N/A

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

B. Mobility Impaired Nbr of Units Equipped: 5

 Roll-In Showers Nbr of Units Equipped: 2

C. Sight / Hearing Impaired Nbr of Units Equipped: 2

% of Total Units	5.2%	Required:	5%
% of Units for the Mobility-Impaired	40.0%	Required:	40%
% of Total Units	2.1%	Required:	2%

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC: Nonprofit No

B. HOME: CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:					Inducement Date:		
Office Street Address	1425 Walton Way				Applicable QAP:	2017	
City	Augusta	State	GA	Zip+4		T-E Bond \$ Allocated:	7,000,000
Contact Name	P. Haaug	Title			E-mail	phaaug@augustapha.org	
10-Digit Office Phone	(706) 724-5466	Direct line	(706) 724-5466	Website			

PART ONE - PROJECT INFORMATION - 2017-0 Richmond Villas, Hephzibah, Richmond County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
1			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 - 2017-0 Richmond Villas, Hephzibah, Richmond 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? No If yes, expiration year: Nbr yrs to forgo cancellation option:

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? Yes

If Yes ----->:	Total Existing Units	96
	Number Occupied	95
	% Existing Occupied	98.96%

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?	Yes	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	June 15, 2017
Rehab	May 1, 2018
New Construction	n/a

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>The application would not allow me to choose the issuer of the bonds. The issuer is The Housing Authority of the City of Augusta.</p>	
--	--

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Augusta Housing Associates, L.P.				Name of Principal	Jason Maddox
111 N Main Street				Title of Principal	Managing Member
Clarkton		Fed Tax ID:		Direct line	(573) 448-3000
MO	Zip+4	63837-0068	Org Type:	For Profit	Cellular
(573) 448-3000	1159	E-mail	jason@macocompanies.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.

Augusta Housing Partners GP, LLC				Name of Principal	Jason Maddox
111 N. Main Street				Title of Principal	Managing Member
Clarkton		Website	n/a	Direct line	(573) 448-3000
MO	Zip+4	63837-0068		Cellular	(573) 276-8980
(573) 448-3000	1159	E-mail	jason@macocompanies.com		

b. Other General Partner

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

n/a				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.

n/a				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.

Raymond James Tax Credit Funds, Inc.				Name of Principal	James Dunton
880 Carillon Parkway				Title of Principal	VP-Director of Acq
St. Petersburg		Website	www.rjtcf.com	Direct line	(727) 567-4803
FL	Zip+4	33716-1102		Cellular	(727) 215-6882
(727) 567-4803		E-mail	james.dunton@raymondjames.com		

b. State Limited Partner

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

Sugar Creek Capital				Name of Principal	Scott Nixon
17 West Lockwood Avenue				Title of Principal	Acquisitions Manager
St. Louis		Website	www.sugarcreecapital.com	Direct line	(314) 561-6820
MO	Zip+4	63119-2931		Cellular	
(314) 561-6820		E-mail	snixon@sugarcreecapital.com		

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

II. DEVELOPER(S)

A. DEVELOPER

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

MACO Development Company, L.L.C.				Name of Principal	Jason Maddox
111 N Main Street				Title of Principal	Manager
Clarkton		Website	www.macocompanies.com	Direct line	(573) 448-3000
MO		Zip+4	63837-0068	Cellular	(573) 276-8980
(573) 448-3000	1159	E-mail	jason@macocompanies.com		

B. CO-DEVELOPER 1

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

Simmons Property Group, L.L.C.				Name of Principal	Brian Simmons
520 West Summit Hill Drive, Suite 903				Title of Principal	Owner
Knoxville		Website	www.simmonspropertygroup.com	Direct line	(865) 719-5956
TN		Zip+4	37902-0000	Cellular	
(865) 719-5956		E-mail	brian@simmonspropertygroup.com		

C. CO-DEVELOPER 2

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

N/A				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.

N/A				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.

N/A				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.

MACO Construction, Inc.				Name of Principal	Jason Maddox
111 N Main Street				Title of Principal	President
Clarkton		Website	www.macocompanies.com	Direct line	(573) 448-3000
MO		Zip+4	63837-0068	Cellular	(573) 276-8980
(573) 448-3000	1159	E-mail	jason@macocompanies.com		

C. MANAGEMENT COMPANY

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

Gateway Management Company, L.L.C.				Name of Principal	Patty Pitts
22 Inverness Center Parkway, Suite 222				Title of Principal	Regional VP
Birmingham		Website	www.thegatewaycompanies.com	Direct line	(205) 980-3245
AL		Zip+4	35242-4814	Cellular	
(205) 980-3245	240	E-mail	ppitts@gatewaymgt.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

D. ATTORNEY	Van Matre, Harrison, Hollis and Taylor, P.C.			Name of Principal	Tom Harrison
Office Street Address	1103 East Broadway, P.O. Box 1017			Title of Principal	Attorney
City	Columbia	Website	www.vanmatre.com	Direct line	(573) 874-7777
State	MO	Zip+4	65201-4955	Cellular	
10-Digit Office Phone / Ext.	(573) 874-7777	E-mail	tom@vanmatre.com		

E. ACCOUNTANT	Coffman and Company, P.C.			Name of Principal	Betsy Mays
Office Street Address	2005 N. Westwood Blvd			Title of Principal	Principal/CPA
City	Poplar Bluff	Website	www.coffmanandcompany.com	Direct line	(573) 785-4441
State	MO	Zip+4	63901-0820	Cellular	
10-Digit Office Phone / Ext.	(573) 785-4441	E-mail	betsy@coffmanandcompany.com		

F. ARCHITECT	Wallace Architects, L.L.C.			Name of Principal	Randy Porter
Office Street Address	302 Campusview Drive, Suite 208			Title of Principal	Architect
City	Columbia	Website	www.wallacearchitects.com	Direct line	(573) 256-7200
State	MO	Zip+4	65201-7506	Cellular	(660) 281-0366
10-Digit Office Phone / Ext.	(573) 256-7200	E-mail	randyp@wallacearchitects.com		

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

A. LAND SELLER (If applicable)	August Richmond Villas, LLC	Principal	Chris Kettles	10-Digit Phone / Ext.	3862638216
Office Street Address	421 Wingspan Drive			City	Ormond Beach
State	FL	Zip+4	32174-1038	E-mail	l.c.kettles@cpa.com

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	MACO Development Company, L.L.C. and Simmons Property Group, L.L.C. are developers. Jason Maddox is the Manager of MACO Development Company, L.L.C., which is a sister company to MACO Construction, Inc., the General Contractor. Jason Maddox is the President of MACO Construction, Inc.
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	Augusta Housing Partners GP, L.L.C. is the general partner of the Owner. MACO Properties, L.L.C. is a 80% member and SPG Richmond, L.L.C is a 20% member of the general partner. Jason Maddox is the manager of MACO Properties, L.L.C. as well as the President of MACO Construction, Inc. the General Contractor.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

C. ADDITIONAL INFORMATION

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

--	--

PART THREE - SOURCES OF FUNDS - 2017-0 Richmond Villas, Hephzibah, Richmond County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

<input checked="" type="checkbox"/>	Yes	Tax Credits		<input type="checkbox"/>	FHA Risk Share	<input type="checkbox"/>	Georgia TCAP *		
<input type="checkbox"/>		Historic Rehab Credits		<input checked="" type="checkbox"/>	Yes	FHA Insured Mortgage	<input type="checkbox"/>	USDA 515	
<input checked="" type="checkbox"/>	Yes	Tax Exempt Bonds: \$	7,000,000	<input type="checkbox"/>		Replacement Housing Funds	<input type="checkbox"/>	USDA 538	
<input type="checkbox"/>		Taxable Bonds		<input type="checkbox"/>		McKinney-Vento Homeless	<input type="checkbox"/>	USDA PBRA	
<input type="checkbox"/>		CDBG		<input type="checkbox"/>		FHLB / AHP *	<input checked="" type="checkbox"/>	Yes	Section 8 PBRA
<input type="checkbox"/>		HUD 811 Rental Assistance Demonstration (RAD)		<input type="checkbox"/>		NAHASDA	<input type="checkbox"/>		Other PBRA - Source: Specify Other PBRA Source here
<input type="checkbox"/>		DCA HOME * -- Amt \$		<input type="checkbox"/>		Neighborhood Stabilization Program *	<input type="checkbox"/>		National Housing Trust Fund
<input type="checkbox"/>		Other HOME * -- Amt \$		<input type="checkbox"/>		HUD CHOICE Neighborhoods	<input type="checkbox"/>		Other Type of Funding - describe type/program here
<input type="checkbox"/>		Other HOME - Source	Specify Other HOME Source here						Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Gershman Mortgage-221d4 Mortgage	7,032,500	4.250%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity				
State Housing Credit Equity				
Other Type (specify)	Tax Credit Equity	Raymond James/Sugar Creek	1,191,904	
Other Type (specify)	Bridge Loan	Sterling Bank	3,575,711	
Other Type (specify)				
Total Construction Financing:		11,800,115		
Total Construction Period Costs from Development Budget:		9,700,691		
Surplus / (Shortage) of Construction funds to Construction costs:		2,099,424		

PART THREE - SOURCES OF FUNDS - 2017-0 Richmond Villas, Hephzibah, Richmond County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Gershman Mortgage-221d4 (incl .25 MIP)	7,032,500	4.576%	40	40	383,513	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee							

Total Cash Flow for Years 1 - 15: 1,351,782
 DDF Percent of Cash Flow (Yrs 1-15) **0.000%** 0.000%
 Cash flow covers DDF P&I?

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Raymond James	3,858,932					
State Housing Credit Equity	Sugar Creek	2,100,586					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: GP Equity	Augusta Housing Partners GP, L.L.C	100					
Other:							
Other:							
Total Permanent Financing:		12,992,118					
Total Development Costs from Development Budget:		12,992,118					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
3,897,930	-38,997.96	30%
206,160	1,894,425.65	16%
		<u>46%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

--	--

PART FOUR - USES OF FUNDS - 2017-0 Richmond Villas, Hephzibah, Richmond 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				6,400			6,400		
Market Study				4,600			4,600		
Environmental Report(s)				15,225			15,225		
Soil Borings				-					
Boundary and Topographical Survey				7,400			7,400		
Zoning/Site Plan Fees				-					
Other: Energy Audit				6,000			6,000		
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	-	-	39,625	-	
ACQUISITION					ACQUISITION				
Land				190,000				190,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures				3,410,000		3,410,000			
				Subtotal	-	3,410,000		190,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	0							
Site Construction (Off-site)									
				Subtotal	-	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction									
Residential Structures - Rehab				4,380,724			4,380,724		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				180,780			180,780		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				-					
				Subtotal	-	-	4,561,504	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	13.974%		273,690			273,690		
Builder Overhead	6.000%	273,690	6.000%	90,930			90,930		
General Requirements*	2.000%	91,230	1.993%	272,790			272,790		
	6.000%	273,690	5.980%	637,410			637,410		
*See QAP: General Requirements policy	14.000%	638,611							
				Subtotal	-	-	637,410	-	
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:		54,155.35 per Res'l unit		54,155.35 per unit		64.45 per total sq ft	
5,198,914.00				65.74 per Res'l unit SF		65.74 per unit sq ft			
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			6.14%	319,305			319,305		

PART FOUR - USES OF FUNDS - 2017-0 Richmond Villas, Hephzibah, Richmond 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	35,758			35,758	
Bridge Loan Interest	86,186			60,330	25,856
Construction Loan Fee	52,744			52,744	
Construction Loan Interest	169,815			118,908	50,907
Construction Legal Fees	50,000			50,000	
Construction Period Inspection Fees					
Construction Period Real Estate Tax	32,911			32,911	
Construction Insurance	5,000			5,000	
Title and Recording Fees	65,000			65,000	
Payment and Performance bonds					
Other: Construction Completion Letter of Credit	15,596				15,596
Other: Bond Legal Fees	25,000				25,000
Subtotal	538,010	-	-	420,651	117,359
PROFESSIONAL SERVICES					
Architectural Fee - Design	138,240			138,240	
Architectural Fee - Supervision	34,560			34,560	
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)					
Accessibility Inspections and Plan Review	21,600			21,600	
Construction Materials Testing	-				
Engineering	8,000			8,000	
Real Estate Attorney	-				
Accounting	15,000			15,000	
As-Built Survey	2,200			2,200	
Other: Rent Comp Study & Legal Fees for HAP Contract Renewal	43,600			3,600	40,000
Subtotal	263,200	-	-	223,200	40,000
LOCAL GOVERNMENT FEES <i>Avg per unit: 586</i>					
Building Permits	6,213			6,213	
Impact Fees					
Water Tap Fees <i>waived?</i>					
Sewer Tap Fees <i>waived?</i>	50,000			50,000	
Subtotal	56,213	-	-	56,213	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	83,244				83,244
Permanent Loan Legal Fees	55,000				55,000
Title and Recording Fees					
Bond Issuance Premium	118,900				118,900
Cost of Issuance / Underwriter's Discount					
Other: Tax Exempt Bond and HUD/FHA Fees	88,544				88,544
Subtotal	345,688	-	-	-	345,688

PART FOUR - USES OF FUNDS - 2017-0 Richmond Villas, Hephzibah, Richmond County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS						
DCA-RELATED COSTS						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)						
DCA Waiver and Pre-approval Fees		2,500				2,500
LIHTC Allocation Processing Fee	29,987	29,987				29,987
LIHTC Compliance Monitoring Fee	76,800	76,800				76,800
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: <u>DCA Letter of Determination Fee</u>		5,000				5,000
Other: <u><< Enter description here; provide detail & justification in tab Part IV-b >></u>						
	Subtotal	117,287				117,287
EQUITY COSTS						
EQUITY COSTS						
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		30,000				30,000
Other: <u><< Enter description here; provide detail & justification in tab Part IV-b >></u>						
	Subtotal	30,000				30,000
DEVELOPER'S FEE						
DEVELOPER'S FEE						
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,634,142			1,634,142	
	Subtotal	1,634,142	-	-	1,634,142	-
START-UP AND RESERVES						
START-UP AND RESERVES						
Marketing						
Rent-Up Reserves	96,000	95,991				95,991
Operating Deficit Reserve:	383,757	383,739				383,739
Replacement Reserve		-				-
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 781	75,000			75,000	
Other: <u>Tax & Insurance Escrow</u>		78,720				78,720
	Subtotal	633,450	-	-	75,000	558,450
OTHER COSTS						
OTHER COSTS						
Relocation		192,000			192,000	
Other: <u>Operating Account</u>		24,284				24,284
	Subtotal	216,284	-	-	192,000	24,284
TOTAL DEVELOPMENT COST (TDC)		12,992,118	-	3,410,000	8,159,050	1,423,068
Average TDC Per:	Unit:	135,334.56	Square Foot:	161.07		

PART FOUR - USES OF FUNDS - 2017-0 Richmond Villas, Hephzibah, Richmond County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The real estate taxes are based on historic numbers adjusted upward for the increased value due to the substantial rehab. The property insurance is based on a premium of \$250 per unit. The principal of the General Partner belongs to an insurance captive and these are the current rates

PART FOUR (b) - OTHER COSTS - 2017-0 - Richmond Villas - Hephzibah - Richmond, County

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

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
---	-----------------------------------	----------------------------

PRE-DEVELOPMENT COSTS

Energy Audit Total Cost <input type="text" value="6,000"/> Total Basis <input type="text" value="6,000"/>	Included here as there was no other place to include. An energy audit is required by DCA in the 2017 OAP.	An energy audit is required by DCA.
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		

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

Construction Completion Letter of Credit

Included here as there was no other place to include.

Total Cost

Total Basis

Bond Legal Fees

Included here as there was no other place to include.

Total Cost

Total Basis

PROFESSIONAL SERVICES

Rent Comp Study & Legal Fees for HAP Contract Renewal

Included here as there was no other place to include.

Required for the renewal of the HAP contract.

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

Tax Exempt Bond and HUD/FHA Fees

Included here as there was no other place to include.

Total Cost

DCA-RELATED COSTS

DCA Letter of Determination Fee

Included here as there was no other place to include.

Total Cost

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

Total Cost

EQUITY COSTS

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

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

Tax & Insurance Escrow

Included here as there was no other place to include.

Total Cost Total Basis

OTHER COSTS

Operating Account

Included here as there was no other place to include.

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Richmond Villas, Hephzibah, Richmond County

DCA Utility Region for project: Local PHA

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

HUD Section 8 HAP Contract		
October 1, 2016	Structure	2-Story Walkup

Paid By (check one)

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	Natural Gas	<input checked="" type="checkbox"/>			30	38	45		
Cooking	Natural Gas	<input checked="" type="checkbox"/>			14	20	28		
Hot Water	Natural Gas	<input checked="" type="checkbox"/>			16	22	32		
Air Conditioning	Electric	<input checked="" type="checkbox"/>			27	37	43		
Range/Microwave	Electric	<input checked="" type="checkbox"/>			5	6	7		
Refrigerator	Electric	<input checked="" type="checkbox"/>			5	6	7		
Other Electric	Electric	<input checked="" type="checkbox"/>			12	16	22		
Water & Sewer	Submetered*? <input type="checkbox"/> No		<input checked="" type="checkbox"/>						
Refuse Collection									
Total Utility Allowance by Unit Size					0	109	145	184	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

Paid By (check one)

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		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

DCA COMMENTS

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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	16	64	16	0	96
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	10,440	51,629	17,019	0	79,088
0	0	0	0	0	0
0	10,440	51,629	17,019	0	79,088
0	0	0	0	0	0
0	10,440	51,629	17,019	0	79,088
0	0	0	0	0	0
0	10,440	51,629	17,019	0	79,088

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

9,600

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

1.05%

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	33,288
Maintenance Salaries & Benefits	27,048
Support Services Salaries & Benefits	
Payroll Taxes/Emp Benefits/Worker Comp	17,856
Subtotal	78,192

On-Site Office Costs

Office Supplies & Postage	11,876
Telephone	2,460
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other (describe here)	
Subtotal	14,336

Maintenance Expenses

Contracted Repairs	19,405
General Repairs	2,554
Grounds Maintenance	18,000
Extermination	6,929
Maintenance Supplies	9,395
Elevator Maintenance	
Redecorating	
Other (describe here)	
Subtotal	56,283

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	1,000
Accounting	7,500
Advertising	600
Training	2,252
Subtotal	11,352

Utilities (Avg\$/mth/unit)

Electricity	11	12,480
Natural Gas	1	1,440
Water&Swr	60	69,000
Trash Collection		19,200
Other (describe here)		
Subtotal		102,120

Taxes and Insurance

Real Estate Taxes (Gross)*	54,720
Insurance**	24,000
Other (describe here)	
Subtotal	78,720

Management Fee:

	42,997
481.60	Average per unit per year
40.13	Average per unit per month

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

TOTAL OPERATING EXPENSES 384,000

Average per unit 4,000.00
Total OE Required 384,000

Replacement Reserve (RR) 33,600

Proposed averaga RR/unit amount: 350

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	96 units x \$350 =	33,600
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	96	33,600

TOTAL ANNUAL EXPENSES 417,600

V. APPLICANT COMMENTS AND CLARIFICATIONS

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

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Richmond Villas, Hephzibah, Richmond County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	42,997
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	915,072	933,373	952,041	971,082	990,503	1,010,313	1,030,520	1,051,130	1,072,153	1,093,596
Ancillary Income	9,600	9,792	9,988	10,188	10,391	10,599	10,811	11,027	11,248	11,473
Vacancy	(64,727)	(66,022)	(67,342)	(68,689)	(70,063)	(71,464)	(72,893)	(74,351)	(75,838)	(77,355)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(341,003)	(351,233)	(361,770)	(372,623)	(383,802)	(395,316)	(407,175)	(419,391)	(431,972)	(444,932)
Property Mgmt	(42,997)	(44,287)	(45,616)	(46,984)	(48,394)	(49,845)	(51,341)	(52,881)	(54,467)	(56,101)
Reserves	(33,600)	(34,608)	(35,646)	(36,716)	(37,817)	(38,952)	(40,120)	(41,324)	(42,563)	(43,840)
NOI	442,345	447,016	451,654	456,258	460,819	465,336	469,801	474,211	478,560	482,841
Mortgage A	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	58,832	63,503	68,141	72,744	77,306	81,823	86,288	90,698	95,047	99,328
DCR Mortgage A	1.15	1.17	1.18	1.19	1.20	1.21	1.22	1.24	1.25	1.26
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.15	1.17	1.18	1.19	1.20	1.21	1.22	1.24	1.25	1.26
Oper Exp Coverage Ratio	2.06	2.04	2.02	2.00	1.98	1.96	1.94	1.92	1.90	1.89
Mortgage A Balance	6,969,476	6,903,507	6,834,455	6,762,176	6,686,520	6,607,328	6,524,435	6,437,669	6,346,848	6,251,783
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Richmond Villas, Hephzibah, Richmond County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	42,997
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,115,468	1,137,777	1,160,533	1,183,743	1,207,418	1,231,566	1,256,198	1,281,322	1,306,948	1,333,087
Ancillary Income	11,702	11,936	12,175	12,419	12,667	12,920	13,179	13,442	13,711	13,985
Vacancy	(78,902)	(80,480)	(82,090)	(83,731)	(85,406)	(87,114)	(88,856)	(90,633)	(92,446)	(94,295)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(458,280)	(472,028)	(486,189)	(500,774)	(515,798)	(531,272)	(547,210)	(563,626)	(580,535)	(597,951)
Property Mgmt	(57,784)	(59,518)	(61,303)	(63,143)	(65,037)	(66,988)	(68,998)	(71,067)	(73,200)	(75,395)
Reserves	(45,156)	(46,510)	(47,906)	(49,343)	(50,823)	(52,348)	(53,918)	(55,536)	(57,202)	(58,918)
NOI	487,049	491,177	495,221	499,170	503,021	506,765	510,394	513,902	517,277	520,514
Mortgage A	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	103,536	107,664	111,708	115,657	119,508	123,252	126,881	130,389	133,763	137,001
DCR Mortgage A	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36
Oper Exp Coverage Ratio	1.87	1.85	1.83	1.81	1.80	1.78	1.76	1.74	1.73	1.71
Mortgage A Balance	6,152,275	6,048,118	5,939,093	5,824,973	5,705,520	5,580,485	5,449,607	5,312,613	5,169,217	5,019,120
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Richmond Villas, Hephzibah, Richmond County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	42,997
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,359,749	1,386,944	1,414,683	1,442,976	1,471,836	1,501,273	1,531,298	1,561,924	1,593,163	1,625,026
Ancillary Income	14,265	14,550	14,841	15,138	15,441	15,750	16,065	16,386	16,714	17,048
Vacancy	(96,181)	(98,105)	(100,067)	(102,068)	(104,109)	(106,192)	(108,315)	(110,482)	(112,691)	(114,945)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(615,889)	(634,366)	(653,397)	(672,999)	(693,189)	(713,985)	(735,404)	(757,466)	(780,190)	(803,596)
Property Mgmt	(77,657)	(79,987)	(82,387)	(84,858)	(87,404)	(90,026)	(92,727)	(95,509)	(98,374)	(101,325)
Reserves	(60,685)	(62,506)	(64,381)	(66,313)	(68,302)	(70,351)	(72,461)	(74,635)	(76,874)	(79,181)
NOI	523,601	526,531	529,292	531,877	534,273	536,469	538,455	540,218	541,746	543,027
Mortgage A	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	140,088	143,018	145,779	148,364	150,760	152,956	154,942	156,705	158,233	159,514
DCR Mortgage A	1.37	1.37	1.38	1.39	1.39	1.40	1.40	1.41	1.41	1.42
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.37	1.37	1.38	1.39	1.39	1.40	1.40	1.41	1.41	1.42
Oper Exp Coverage Ratio	1.69	1.68	1.66	1.65	1.63	1.61	1.60	1.58	1.57	1.55
Mortgage A Balance	4,862,009	4,697,555	4,525,417	4,345,235	4,156,632	3,959,216	3,752,575	3,536,276	3,309,871	3,072,884
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Richmond Villas, Hephzibah, Richmond County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	 	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	42,997
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,657,526	1,690,677	1,724,490	1,758,980	1,794,160
Ancillary Income	17,389	17,737	18,092	18,453	18,822
Vacancy	(117,244)	(119,589)	(121,981)	(124,420)	(126,909)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(827,704)	(852,535)	(878,111)	(904,454)	(931,588)
Property Mgmt	(104,365)	(107,496)	(110,721)	(114,042)	(117,464)
Reserves	(81,556)	(84,003)	(86,523)	(89,118)	(91,792)
NOI	544,046	544,791	545,246	545,398	545,230
Mortgage A	(383,513)	(383,513)	(383,513)	(383,513)	(383,513)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	160,533	161,278	161,733	161,885	161,716
DCR Mortgage A	1.42	1.42	1.42	1.42	1.42
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.42	1.42	1.42	1.42	1.42
Oper Exp Coverage Ratio	1.54	1.52	1.51	1.49	1.48
Mortgage A Balance	2,824,824	2,565,171	2,293,384	2,008,897	1,711,115
Mortgage B Balance	-	-	-	-	-
Mortgage C Balance	-	-	-	-	-
Other Source Balance	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Richmond Villas, Hephzibah, Richmond County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	 	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	42,997
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The sources and uses for this development are reasonable. The construction uses are based on professionally prepared construction estimates, market analysis, and engineering studies. The professional fees are reasonable and market driven. The sources are based on commitments received from investors in 2016 before the market decline in tax credit pricing and based on reassurances from the investors, they will honor the prices per the letters of intent. The operational income and expenses are based on an experienced HUD 221d4 lender and meet the HUD and DCA underwriting requirements. This construction costs are reasonable and based on professional reviews and estimates, the federal and state equity pricing exceeds current market conditions, operating costs are based on historical analysis and HUD review and the rents are based on a rent comparison study and submission to HUD for a new 20 year HAP contract with mark up to market rents.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

2 COST LIMITS

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

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

		New Construction and Acquisition/Rehabilitation		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
Unit Type	Nbr Units	Unit Cost	Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Se mi-Detached	Efficiency	0	128,534 x 0 units = 0	0	141,387 x 0 units = 0
	1 BR	1	167,884 x 0 units = 0	0	184,672 x 0 units = 0
	2 BR	2	203,317 x 0 units = 0	0	223,648 x 0 units = 0
	3 BR	3	248,031 x 0 units = 0	0	272,834 x 0 units = 0
	4 BR	4	291,664 x 0 units = 0	0	320,830 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	121,141 x 0 units = 0	0	133,255 x 0 units = 0
	1 BR	1	158,487 x 0 units = 0	0	174,335 x 0 units = 0
	2 BR	2	192,445 x 0 units = 0	0	211,689 x 0 units = 0
	3 BR	3	235,984 x 0 units = 0	0	259,582 x 0 units = 0
	4 BR	4	279,881 x 0 units = 0	0	307,869 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup	Efficiency	0	101,425 x 0 units = 0	0	111,567 x 0 units = 0
	1 BR	16	140,219 x 16 units = 2,243,504	0	154,240 x 0 units = 0
	2 BR	64	177,997 x 64 units = 11,391,808	0	195,796 x 0 units = 0
	3 BR	16	232,756 x 16 units = 3,724,096	0	256,031 x 0 units = 0
	4 BR	0	290,094 x 0 units = 0	0	319,103 x 0 units = 0
	<i>Subtotal</i>	<i>96</i>	<i>17,359,408</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	103,683 x 0 units = 0	0	114,051 x 0 units = 0
	1 BR	1	145,157 x 0 units = 0	0	159,672 x 0 units = 0
	2 BR	2	186,630 x 0 units = 0	0	205,293 x 0 units = 0
	3 BR	3	248,840 x 0 units = 0	0	273,724 x 0 units = 0
	4 BR	4	311,050 x 0 units = 0	0	342,155 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type		96	17,359,408	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Augusta

Tot Development Costs:

12,992,118

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

17,359,408

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

Threshold Justification per Applicant

Costs are below the PCL and based on a professional PCNA

DCA's Comments:

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

This is preservation of an existing HUD family property

DCA's Comments:

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Birthday parties, holiday parties and back to school bashes
Budgeting classes, to include identity theft and Safety classes such as how to prevent fire or flood - both

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. **N/A**

Threshold Justification per Applicant

The services are appropriate for the market

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

5 MARKET FEASIBILITY

- 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.	Gill Group	
B.	none, currently occupied and should remain occupied	
C.	92.50%	
D.	3.90%	

Pass?

--

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.

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

Threshold Justification per Applicant

This is a preservation acquisition rehab of a 37 year old HUD property with project based Section 8. There are very few similar properties in this market and the market study shows a continued need for these family apartments.

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: **Gill Group**

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

Threshold Justification per Applicant

An IOI does not exist. The appraisal justifies the market driven purchase price.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

A. **EBI Consulting**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **No**

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

1)
 2)

D. Is the subject property located in a:

D.

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

1) **No**
2) **No**
a)
b)
c)
3) **No**
a)
b)
c)
4) **No**

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

- 1) Lead-based paint? **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? **Yes**

No
No
No
Yes

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

Yes
No
Yes

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

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

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

1)
2)
3)
G.

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

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

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

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

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

Please see Tab 7 for the Environmental Report. All environmental issues identified in the Phase I are being addressed in the construction scope of work.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

8 SITE CONTROL

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

Pass?	
A.	Yes
B.	Contract/Option <<Select>>
C.	Augusta Housing Associates, L.P.
D.	No

Threshold Justification per Applicant

This is a non-competitive 4% tax credit, tax exempt bond application.

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.	Yes
D.	

Threshold Justification per Applicant

This is an existing development with access to public streets.

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

This is an existing development with the appropriate zoning.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response | **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

11 OPERATING UTILITIES

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

- 1) Gas
- 2) Electric

Georgia Natural Gas
Jefferson Energy Cooperative

Pass?		
1)	Yes	
2)	Yes	

This is a 37 year old property that has all utilities in place.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

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

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

- 1) Public water
- 2) Public sewer

City of Augusta
City of Augusta

Threshold Justification per Applicant

This is a 37 year old property that has all utilities in place.

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) Gazebo If "Other", explain here
A3) On-site laundry

Pass?		
A.	No	
	Agree	
B.	Agree	

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

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Equipped Playground		
2) Covered Pavilion with Picnic/Barbecue Facilities		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3)		
4)		

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

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

C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)		
D.	N/A	
1)		
2)		
3a)		
3b)		

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?

Threshold Justification per Applicant

The amenities are appropriate for the market and meet the DCA requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response	DCA USE
---------------------------	----------------

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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?**

Pass?		
A. Substantial Gut Rehab	<<Select>>	
B. December 2, 2016		
EBI		
	Yes	
C. econsultants, llc	Yes	
D. Yes	Yes	
1) Yes	Yes	
2) Yes	Yes	
3) Yes	Yes	
4) Yes	Yes	
E. Agree	Agree	

Threshold Justification per Applicant

This is the substantial rehab of a 37 year old family property.

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?

Threshold Justification per Applicant

This is an existing property.

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?

Threshold Justification per Applicant

A green consultant is under contract to review and verify all energy efficiency and sustainable practices are met. All construction requirements in the QAP and Architectural manual will be met.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response	DCA USE
---------------------------	----------------

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
- | | Nbr of Units Equipped: | Minimum Required: | |
|--|------------------------|-------------------|------------|
| | | Nbr of Units | Percentage |
| 1) a. Mobility Impaired | 5 | 5 | 5% |
| b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)? | 2 | 2 | 40% |
| 2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents? | 2 | 2 | 2% |
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Zeffert & Associates, Inc.**

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

Threshold Justification per Applicant

All accessibility requirements of DCA and Federal and State laws will be met.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

Pass?

- A. Name of Qualified non-profit: A.
- B. 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 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.

Threshold Justification per Applicant

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

Pass?

- 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.

Threshold Justification per Applicant

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

Pass?

- 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.

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

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

Applicant Response	DCA USE
--------------------	---------

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

- 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	0		4) Number of Down units	0	
2) Number of Rent Burdened Tenants	96		5) Number of Displaced Tenants	0	
3) Number of Vacancies	0				

- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

Yes	

Threshold Justification per Applicant

Relocation will meet all requirements of the DCA relocation and displacement manual.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

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

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

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

Threshold Justification per Applicant

The applicant will prepare and submit an AFFH Marketing plan and use outreach efforts to service all underserved populations.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

The tax credit pricing exceeds current market pricing. The HUD 221d4 mortgage is at a competitive interest rate and the minimum amount of tax exempt bonds are being requested.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

Score Value	Self Score	DCA Score
92	20	20
10	10	10
	0	0
	0	0

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	20	20
	3	0	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: **96**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

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

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

B. Deeper Targeting through New PBRA Contracts

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

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

--	--

Nbr of PBRA Residential Units:

0.00%	0.00%
0	0

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

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

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 indicated in Tabs Checklist..

Scoring Justification per Applicant

13	0	0
A.		
B.		
C.		

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **N/A - 4% Bond**

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

6	0	0
Applicant Agrees?		
DCA Agrees?		

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	20
	20	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

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

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

Score	Option	Self Score	DCA Score
6	A.	0	0
5	1.		
4	2.		
1	3.		
3	B.	0	0
3	1.		
2	2.		
1	3.		
2	4.		

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

B. Source of opinion ltr stating that property appears to meet 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.

<Select a Sust Devlpmt Certification>

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

Competitive Pool chosen:

N/A - 4% Bond

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

Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>
Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

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

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No

1. EarthCraft Communities

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

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

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

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

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

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

Commitments for Building Certification:

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

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

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

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

C. Exceptional Sustainable Building Certification

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

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

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

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

D.	0	0
1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>

Scoring Justification per Applicant

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

Competitive Pool chosen: **N/A - 4% Bond**

	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:

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

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").

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

C. Georgia Department of Public Health Stable Communities

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

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

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

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

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

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?				
b) Includes public input and engagement <u>during the planning stages</u> ?				
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?				
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?				
e) Discusses resources that will be utilized to implement the plan?				
f) Is included <i>in full</i> in the appropriate tab of the application binder?				

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

A. Community Revitalization

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

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

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

2 A.

--	--

 Yes/No Yes/No

i.)		
ii.)		

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **13245010708**

1.		
2.		

Eligible Basis Adjustment: <<Select>>

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

	Score Value	Self Score	DCA Score
TOTALS:	92	20	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. i.

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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

4 2.

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

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

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

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

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

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

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	20	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance

Family

4

1

Source

Bank Name

Contact

Account Name

Email

Bank Website

Bank Contact

Contact Email

Description of Use of Funds

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

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

2. Long-term Ground Lease

1

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?

3. Third-Party Capital Investment

Competitive Pool chosen: **N/A - 4% Bond**

2

Unrelated Third-Party Name

Unrelated Third-Party Type

Improvement Completion Date

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

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

 miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

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

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

Total Development Costs (TDC):
12,992,118

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

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

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

0	0
---	---

A. Phased Developments

Competitive Pool chosen:

N/A - 4% Bond

Phased Development?

No

N/A

3

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

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

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.	0	0
----	---	---

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

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

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

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

10. MARKET CHARACTERISTICS

For DCA determination:

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

A.		
B.		
C.		
D.		

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0	0
A.	1		
B.	1		

12. EXCEPTIONAL NON-PROFIT

N/A

	3		
		Yes/No	Yes/No

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:

13. RURAL PRIORITY

Competitive Pool: **N/A - 4% Bond**

Urban or Rural: **Urban**

	2		
Unit Total		96	

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

MGP	Augusta Housing Partners GP, LLC	0.0100%	Jason Maddox	NPSponsr	N/A	0.0000%	0
OGP1	n/a	0.0000%	0	Developer	MACO Development Company, L.L.C	0.0000%	Jason Maddox
OGP2	n/a	0.0000%	0	Co-Developer 1	Simmons Property Group, L.L.C.	0.0000%	Brian Simmons
OwnCons	N/A	0.0000%	0	Co-Developer 2	N/A	0.0000%	0
Fed LP	Raymond James Tax Credit Funds, I	98.9900%	James Dunton	Developmt Consult	N/A	0.0000%	0
State LP	Sugar Creek Capital	1.0000%	Scott Nixon				

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	20
	2	0
	1	0

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

B. Designated Military Zones

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

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

City: **Hephzibah** County: **Richmond** QCT? **No** Census Tract #: **13245010708**

Scoring Justification per Applicant

DCA's Comments:

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

a)		
b)		
c)		
d)		
e)		
f)		

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

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

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

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

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

12,992,118
0.0000%

0.0000%

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

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

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

10
96
10
16

3	0	0
2	A. 0	0
	1.	

B. Target Population Preference

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

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

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

0
0
96
0.00%

2	0	0
2	A.	

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

B. Historic

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

Nbr Historic units:
Total Units
% of Total

0
96
0.00%

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

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

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

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

Agree or Y/N Agree or Y/N

A. Preventive Health Screening/Wellness Program for Residents

3

	0	0
a)		
b)		
c)		

- 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?

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

Occurrence

Cost to Resident

	Occurrence	Cost to Resident
a)		
b)		
c)		
d)		

B. Healthy Eating Initiative

2

	0	0
a)		
b)		
c)		
d)		
e)		
2.		

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?

	Description of Monthly Healthy Eating Programs	Description of Related Event
a)		
b)		
c)		
d)		

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

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

C. Healthy Activity Initiative

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
----	--

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

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

--	--

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

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

ΚΕΙΜΕΝΟ: 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
92	20	20
2	0	0

TOTALS:

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				
Min Exceeded by:	0.00%	0.00%	0.00%	0.00%

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE

92	20	20
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-0 Richmond Villas, Hephzibah, Richmond County

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

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

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

**Score
Value**

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

TOTALS:

92

20

20

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

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

Richmond Villas

Hephzibah, Richmond County

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

Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative
Richmond Villas
Hephzibah, Richmond County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Richmond Villas

Hephzibah, Richmond County

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

Scoring Section 16 - Innovative Project Concept Narrative

Richmond Villas

Hephzibah, Richmond County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

_____ Printed Name

_____ Title

_____ Signature

_____ Date

[SEAL]