

Project Narrative
Woodlands at Montgomery
Savannah, Chatham County

Woodlands at Montgomery is a proposed 246 unit housing development for families located at 227 West Montgomery Cross Road in Savannah. This project is being developed by Herman & Kittle Properties, Inc. and is located on an approximately 17.334 acre site in an area close to employment, shopping and dining options. The project will be located along Montgomery Cross Road with good visibility from the road and access to the numerous community amenities along the corridor. The community will include one, two, three and four bedroom units with an abundant amount of interior amenities including energy efficient appliances, washer/dryer hookups and Wi-Fi. These units will be marketed to those at or below 60% AMI.

This development will sit on a wooded lot that will preserve an Army Corps of Engineer ("COE") designated wetlands area, for which the mitigation process is complete, creating a natural park area. The site plan has been approved by the Savannah-Chatham Metropolitan Planning Commission and has now been submitted to the COE to ensure that the current planned development meets with all permit regulations. The designed site plan closely follows the COE originally approved plan and no issues are anticipated. The wetland area will remain untouched and the drainage will be designed in a way that adheres to COE expectations.

Amenities will include, but not be limited to, a clubhouse with computer lab and exercise room, a gazebo, an equipped playground and a covered pavilion picnic area with a barbecue. Other amenities include a walking trail, storage units and garages, community room and pool, raised gardens and bike racks. This will be a family-friendly community with a variety of amenities and activities meant to be inclusive to all residents.

A meeting for all interested parties was held on November 10, 2016 at the Country Inn & Suites Conference Room located at 7576 White Bluff Road in Savannah. The Presidents of the Leeds Gate Neighborhood Community Association and the Colonial Village Watch Group were contacted in addition to Alderwoman Dr. Estella Shabazz. No indications were given that neighborhood advocates had any reservations regarding this development. One person attended the neighborhood meeting to learn more about the project, but also had no reservations.

Herman & Kittle Properties, Inc., the developer, has extensive experience with bond and LIHTC properties in fifteen states. Our latest completed, new construction bond/LIHTC development was in Westfield, Indiana, a 252-unit family development known as Casey Acres. This project utilized \$719,500 in federal low-income housing tax credits, in conjunction with bonds, to complete and successfully open in 2016. Building type, materials and amenities for Casey Acres are very similar to those proposed for Woodlands at Montgomery and have proven successful in creating an atmosphere that draws market rate renters while keeping a majority of rents at 60% AMI or below. Currently, HKP's portfolio has fourteen bond/LIHTC deals in four states including a successful acquisition/rehab in Scottdale, Georgia in 2013.

Project Narrative
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PART ONE - PROJECT INFORMATION - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Please note:

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

DCA Use ONLY - Project Nbr:
2017-0

I. DCA RESOURCES

LIHTC (auto-filled from later entries) \$ 1,099,000 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? No

Was this project previously submitted to the Ga Department of Community Affairs? No If Yes, please provide the information requested below for the previously submitted project:

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

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name: Brenda Haddad Title: Development Director
 Address: 1405 South Ellis Direct Line: (417) 529-8929
 City: Webb City Fax: _____
 State: MO Zip+4: 64870-2974 Cellular: (417) 529-8929
 Office Phone: (317) 846-3111 Ext. _____ E-mail: bhaddad@hermankittle.com

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

IV. PROJECT LOCATION

Project Name: Woodlands at Montgomery Phased Project? No
 Site Street Address (if known): 227 West Montgomery Cross Road DCA Project Nbr of previous phase: _____
 Nearest Physical Street Address * _____ Scattered Site? No Nbr of Sites: _____
 Site Geo Coordinates (##.#####) Latitude: 31.995090 Longitude: -81.105643 Acreage: 17.3340
 City: Savannah 9-digit Zip: 31406-3308 Census Tract Number: 42.07
 Site is predominantly located: Within City Limits County: Chatham QCT? No DDA? No
 In USDA Rural Area? No In DCA Rural County? No Overall: Urban HUD SA: MSA Savannah

* If street number unknown

Legislative Districts **

If on boundary, other district:

Congressional	State Senate	State House
1	2	162

Political Jurisdiction

Name of Chief Elected Official

Address

Zip+4

City of Savannah
 Eddie DeLoach Title Mayor
 2 East Bay Street
 31402-1225 Phone (912) 651-6444

** Must be verified by applicant using following websites:

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

Legislative Districts: <http://volesmart.org/>

Website: www.savannahga.gov

City: Savannah

Email: edeloach@savannahga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	246	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	246	0
Number of 50% Units	0	0
Number of 60% Units	246	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	246	
Common Space Units	0	
Total Units	246	

E. Buildings

Number of Residential Buildings	18
Number of Non-Residential Buildings	9
Total Number of Buildings	27

F. Total Residential Parking Spaces

451

D. Unit Area

Total Low Income Residential Unit Square Footage	280,200
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	280,200
Total Common Space Unit Square Footage	0
Total Square Footage from Units	280,200

Total Common Area Square Footage from Nonresidential areas	35,308
Total Square Footage	315,508

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family		Elderly	
	HFOP		Other	
% of Total Units	5.3%	Required:	5%	
% of Units for the Mobility-Impaired	46.2%	Required:	40%	
% of Total Units	2.0%	Required:	2%	

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Nbr of Units Equipped:	13
Roll-In Showers	6

C. Sight / Hearing Impaired

Nbr of Units Equipped:	5
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC:

Nonprofit	No
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B. HOME:

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

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:	Housing Authority of Savannah				Inducement Date:	October 11, 2016	
Office Street Address	1407 Wheaton Street				Applicable QAP:	2017	
City	Savannah	State	GA	Zip+4	31404-1730	T-E Bond \$ Allocated:	30,000,000
Contact Name	Earline W. Davis	Title	Executive Director		E-mail	davis@savannahpha.com	
10-Digit Office Phone	(912) 235-5800	Direct line		Website			

PART ONE - PROJECT INFORMATION - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
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 Woodlands at Montgomery, Savannah, Chatham County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

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

C. Is there a Tenant Ownership Plan?

D. Is the Project Currently Occupied? If Yes ----->:

Total Existing Units	
Number Occupied	
% Existing Occupied	

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

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	June 30, 2018

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

The Applicant submitted a Pre-Application in September 2016 and the Application was initially prepared in accordance with the 2016 QAP. The Application has since been updated to meet the Threshold requirements of the 2017 QAP and is being submitted on the 2017 Core Application. However, the checklist for 2017 has not yet been released by DCA. Therefore, we have utilized the 2016 Checklist and have organized the tabs accordingly.

XV. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Woodlands at Montgomery, LP				Name of Principal		Jeffrey L. Kittle
500 East 96th Street, Suite 300				Title of Principal		Member, GP
Indianapolis		Fed Tax ID:		Direct line		(317) 846-3111
IN	Zip+4	46240-3778	Org Type:	For Profit	Cellular	
(317) 428-1900		E-mail		jkittle@hermankittle.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.

Woodlands at Montgomery GP LLC				Name of Principal		Jeffrey L. Kittle
500 East 96th Street, Suite 300				Title of Principal		Sole Member
Indianapolis		Website		Direct line		(317) 846-3111
IN	Zip+4	46240-3778	Cellular			
(317) 428-1900		E-mail		jkittle@hermankittle.com		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

US Bancorp Community Development Corporation				Name of Principal		John J. Lisella, III
324 Royal Palm Way, Suite 101				Title of Principal		Vice President
Palm Beach		Website		Direct line		(561) 653-3361
FL	Zip+4	33480-4306	Cellular			
		E-mail		johnlisella@usbank.com		

b. State Limited Partner

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

US Bancorp Community Development Corporation				Name of Principal		John J. Lisella, III
324 Royal Palm Way, Suite 101				Title of Principal		Vice President
Palm Beach		Website		Direct line		(561) 653-3361
FL	Zip+4	33480-4306	Cellular			
		E-mail		johnlisella@usbank.com		

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

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II. DEVELOPER(S)

A. DEVELOPER

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

Herman & Kittle Properties, Inc.				Name of Principal	Jeffrey L. Kittle
500 East 96th Street, Suite 300				Title of Principal	President & CEO
Indianapolis		Website	www.hermankittle.com	Direct line	(317) 846-3111
IN		Zip+4	46240-3778	Cellular	
(317) 428-1900		E-mail	jkittle@hermankittle.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

RLH Development, LLC				Name of Principal	Robin Haddock
851 Burnley Road				Title of Principal	Owner/Manager
Charlotte		Website	www.rlhdev.com	Direct line	
NC		Zip+4	28210-3735	Cellular	(912) 308-4351
		E-mail	robin@rlhdev.com		

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

Herman & Kittle Properties, Inc.				Name of Principal	Jeffrey L. Kittle
500 East 96th Street, Suite 300				Title of Principal	President & CEO
Indianapolis		Website	www.hermankittle.com	Direct line	(317) 846-3111
IN		Zip+4	46240-3778	Cellular	
(317) 428-1900		E-mail	jkittle@hermankittle.com		

C. MANAGEMENT COMPANY

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

Herman & Kittle Properties, Inc.				Name of Principal	Jeffrey L. Kittle
500 East 96th Street, Suite 300				Title of Principal	President & CEO
Indianapolis		Website	www.hermankittle.com	Direct line	(317) 846-3111
IN		Zip+4	46240-3778	Cellular	
(317) 428-1900		E-mail	jkittle@hermankittle.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

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D. ATTORNEY	Hunter Maclean Attorneys			Name of Principal	Adam Kirk
Office Street Address	200 East Saint Julian Street			Title of Principal	Partner
City	Savannah	Website	www.huntermaclean.com		Direct line
State	GA	Zip+4	31401-2700		Cellular
10-Digit Office Phone / Ext.	(912) 236-0261	E-mail	akirk@huntermaclean.com		

E. ACCOUNTANT	Dauby, O'Connor & Zaleski, LLC			Name of Principal	William D. Farrington
Office Street Address	501 Congressional Boulevard			Title of Principal	Member
City	Carmel	Website	www.doz.net		Direct line
State	IN	Zip+4	46032-5612		Cellular
10-Digit Office Phone / Ext.		E-mail	bfarrington@doz.net		

F. ARCHITECT	KTTY Architecture + Planning			Name of Principal	Eric Lukacsik
Office Street Address	343 West Erie Street, Suite 200			Title of Principal	
City	Chicago	Website	www.ktgy.com		Direct line
State	IL	Zip+4	60654-5735		Cellular
10-Digit Office Phone / Ext.	(312) 549-4900	E-mail	elukacsik@ktgy.com		

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

A. LAND SELLER (If applicable)	Herman & Kittle Properties, Inc.	Principal	Jeffrey L. Kittle	10-Digit Phone / Ext.	(317) 846-3111
Office Street Address	500 East 96th Street, Suite 300			City	Indianapolis
State	IN	Zip+4	46240-3778	E-mail	jkittle@hermankittle.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	The Developer and Contractor are the same entity with common ownership and the same principal member.
2. Buyer and Seller of Land/Property?	Yes	The Buyer and Seller have common Principals with Jeffrey L. Kittle serving as the President/CEO of the Seller and Managing Member of the Buyer.
3. Owner and Contractor?	Yes	The Owner and the Contractor have common Principals with Jeffrey L. Kittle serving as the Managing Member of the Owner and President/CEO of the Contractor.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	Yes	The General Partner's Managing Member is also the Principal of the Developer, Contractor and Management Company
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9900%	No	
State Ltd Partner	No	No	For Profit	1.0000%	No	
NonProfit Sponsor						
Developer	No	No	For Profit	0.0000%	Yes	The Developer, Contractor and Management Company are all the same entity and the Principal is the Managing Member of the General Partner.
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant	No	Yes	For Profit	0.0000%	No	
Contractor	No	No	For Profit	0.0000%	Yes	The Developer, Contractor and Management Company are all the same entity and the Principal is the Managing Member of the General Partner.
Managemen t Company	No	No	For Profit	0.0000%	Yes	The Developer, Contractor and Management Company are all the same entity and the Principal is the Managing Member of the General Partner.
				Total	100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

An Identity of Interest Statement is included in Tab 20, along with an Organizational Chart fully describing the Project Team members.	
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PART THREE - SOURCES OF FUNDS - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
Yes	Tax Exempt Bonds: \$	30,000,000	No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	U.S. Bancorp CDC	30,000,000	3.140%	30
Mortgage B	Herman & Kittle Properties Contingent Note	1,780,462	0.000%	360
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	U.S. Bancorp CDC	983,507		
State Housing Credit Equity	U.S. Bancorp CDC	1,021,257		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		33,785,226		
Total Construction Period Costs from Development Budget:		33,785,226		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Barings LLC	15,075,000	4.980%	15	40	869,899	Amortizing
Mortgage B (Lien Position 2)	Herman & Kittle Properties Contingent Note	1,780,462	0.000%	40			Cash Flow
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	50.00% Herman & Kittle Properties, Inc.	1,250,000	0.000%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 1,309,404
 DDF Percent of Cash Flow (Yrs 1-15) **95.463%** 95.463%
 Cash flow covers DDF P&I? **Yes**

Financing Type	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant				
State, Local, or Private Grant				
Federal Housing Credit Equity	U.S. Bancorp CDC 9,835,066	9,836,050	-984.00	% of TDC
State Housing Credit Equity	U.S. Bancorp CDC 8,627,150	8,627,150	0.00	26%
Historic Credit Equity				22%
Invstmt Earnings: T-E Bonds				48%
Invstmt Earnings: Taxable Bonds				
Income from Operations	1,763,268			
Other:	Permanent Loan Standby Deposit 159,250			
Other:	General Partner Equity 100			
Other:				
Total Permanent Financing:	38,490,296			
Total Development Costs from Development Budget:	38,490,296			
Surplus/(Shortage) of Permanent funds to development costs:	0			

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

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PART FOUR - USES OF FUNDS - 2017-0 Woodlands at Montgomery, Savannah, Chatham 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				10,000	10,000				
Market Study				5,000	5,000				
Environmental Report(s)				22,000	22,000				
Soil Borings				20,850	20,850				
Boundary and Topographical Survey				10,000	10,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	67,850	-	-	-	
ACQUISITION					ACQUISITION				
Land				1,800,000				1,800,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	1,800,000	-	-	1,800,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	223,665		3,877,014	3,877,014				
Site Construction (Off-site)									
				Subtotal	3,877,014	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				19,784,101	19,496,101			288,000	
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	19,784,101	-	-	288,000	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		1,419,666	1,419,666				
Builder Overhead	6.000%	1,419,667	6.000%	473,222	473,222				
General Requirements*	2.000%	473,222	2.000%	1,419,666	1,419,666				
*See QAP: General Requirements policy	6.000%	1,419,667	6.000%	3,312,554	3,312,554				
	14.000%	3,312,556	Subtotal	3,312,554	-	-	-	-	
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				26,973,669.00					
Average TCHC:				109,649.06 per Res'l unit	109,649.06 per unit	85.49 per total sq ft			
				96.27 per Res'l unit SF	96.27 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	May exceed limit!	5.00%		1,348,684	1,348,684				

PART FOUR - USES OF FUNDS - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	150,000	150,000			
Construction Loan Interest	1,299,328	886,059			413,269
Construction Legal Fees	144,000	108,825			35,175
Construction Period Inspection Fees	15,000	11,860			3,140
Construction Period Real Estate Tax	50,000	50,000			
Construction Insurance	239,471	239,471			
Title and Recording Fees	14,531	14,531			
Payment and Performance bonds					
Other: Letter of Credit Expenses	92,000	92,000			
Other: Interim Expenses (Section 266)	834,660	307,015			527,645
Subtotal	2,838,990	1,859,761	-	-	979,229
PROFESSIONAL SERVICES					
Architectural Fee - Design	787,610	787,610			
Architectural Fee - Supervision	21,600	21,600			
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)	50,000	50,000			
Accessibility Inspections and Plan Review	10,000	10,000			
Construction Materials Testing					
Engineering	123,000	123,000			
Real Estate Attorney					
Accounting	7,200	7,200			
As-Built Survey					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	999,410	999,410	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 1,863					
Building Permits	123,587	123,587			
Impact Fees					
Water Tap Fees waived? No	111,600	111,600			
Sewer Tap Fees waived? No	223,200	223,200			
Subtotal	458,387	458,387	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	162,750				162,750
Permanent Loan Legal Fees	60,000				60,000
Title and Recording Fees	10,469				10,469
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount	67,434				67,434
Other: Permanent Lender Standby Deposit	159,250				159,250
Subtotal	459,903				459,903

PART FOUR - USES OF FUNDS - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,000				5,000
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	87,920	87,920				87,920
LIHTC Compliance Monitoring Fee	196,800	196,800				196,800
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: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	293,720				293,720
		EQUITY COSTS				
Partnership Organization Fees						
Tax Credit Legal Opinion		5,000				5,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	5,000				5,000
		DEVELOPER'S FEE				
Developer's Overhead	20.000%	500,000	500,000			
Consultant's Fee	2.000%	50,000	50,000			
Guarantor Fees	0.000%					
Developer's Profit	78.000%	1,950,000	1,950,000			
	Subtotal	2,500,000	2,500,000	-	-	-
		START-UP AND RESERVES				
Marketing						
Rent-Up Reserves	269,048	61,500				61,500
Operating Deficit Reserve:	973,046	683,183				683,183
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 0					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	744,683	-	-	-	744,683
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		38,490,296	33,919,761	-	-	4,570,535
Average TDC Per:	Unit:	156,464.62	Square Foot:	121.99		

PART FOUR - USES OF FUNDS - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The construction budget was developed utilizing current cost data from other projects being constructed by Herman & Kittle Properties, Inc. which provides general contracting services.

Construction contingency is budgeted at 5% in accordance with the Equity Investor's requirement, as documented in the Term Sheet from U.S. Bancorp Community Development Corporation, included in Tab 1.

The Developer Fee is calculated using DCA's QAP underwriting guidelines for when there is an identity of interest between the Developer and the General Contractor.

Herman & Kittle Properties, Inc. utilizes in-house management for the rent up and operations of its properties. Because many of the staffing and overhead expenses will be paid for by the parent company, it is believed that the budgeted \$61,500 for the Rent Up Reserves will be sufficient. A letter from Jeffrey Kittle documenting this commitment is included in Tab 1.

The Operating Deficit Reserve included in the budget matches the Permanent Lender's and Equity Investor's requirements, as is documented in the Term Sheets from Barings, LLC and U.S. Bancorp Community Development Corporation, both of which are included in Tab 1.

PART FOUR (b) - OTHER COSTS - 2017-0 - Woodlands at Montgomery - Savannah - Chatham, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

Letter of Credit Expenses

U.S. Bancorp CDC is requiring a Letter of Credit to secure the Contingent Note delivery through completion. The Contingent Note is comprised of the value of interim income from operations and the General Contractor's Overhead and Profit because the General Contractor and the Principal of the Owner are related parties. The expenses are calculated at a 1.75% of the original loan amount for a two year period.

The Letter of Credit expenses will be incurred to secure the Contingent Note during the Construction Period.

Total Cost

Total Basis

Interim Expenses (Section 266)

Carrying expenses for maintaining vacant units prior to lease-up will be capitalized. Our interim income analysis takes month-by-month operating expenses during lease-up – excluding costs for leasing agent, management fee, advertising, and legal fees that are attributable to leased units – and applies the monthly vacancy factor to proportionally allocate those expenses to maintenance of the vacant units. A memorandum from Dauby O'Connor & Zaleski, LLC, our Tax Member, providing an explanation for the additional capitalized costs, as well as a spreadsheet showing that the calculation arrives at a total of \$307,015 to be capitalized, are included in Tab 1.

Carrying expenses for maintaining vacant units prior to lease-up will be capitalized. Our interim income analysis takes month-by-month operating expenses during lease-up – excluding costs for leasing agent, management fee, advertising, and legal fees that are attributable to leased units – and applies the monthly vacancy factor to proportionally allocate those expenses to maintenance of the vacant units. A memorandum from Dauby O'Connor & Zaleski, LLC, our Tax Member, providing an explanation for the additional capitalized costs, as well as a spreadsheet showing that the calculation arrives at a total of \$307,015 to be capitalized, are included in Tab 1.

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

Permanent Lender Standby Deposit

The Permanent Lender requires a deposit in the form of cash or letter of credit at rate lock. The deposit will be refunded on the funding date, which is why the deposit is also reflected as a Source in Part III - Sources of Funds.

Total Cost

DCA-RELATED COSTS

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

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

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

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost Total Basis

OTHER COSTS

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

DCA Utility Region for project: South

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

HUD Utility Allowance Model/DCA/HAS		
January 1, 2017	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			19	21	22	23	
Cooking	Electric	X			6	8	11	13	
Hot Water	Electric	X			13	16	20	24	
Air Conditioning	Electric	X			13	21	30	38	
Range/Microwave	Electric	X							
Refrigerator	Electric	X							
Other Electric	Electric	X			21	30	38	46	
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			35	42	51	68	
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	107	138	172	212

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

The Utility Allowances utilize a combined methodology with the electric allowances from the HUD Utility Schedule Model, water allowances from the Housing Authority of Savannah and sewer allowances from the DCA Southern Region. Utility Allowance documentation is included behind Tab 1. Water will be individually metered.

DCA COMMENTS

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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	50	96	92	8	246
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted

Total Residential

Common Space

Total

60% AMI
50% AMI
Total

0	43,800	105,600	119,600	11,200	280,200
0	0	0	0	0	0
0	43,800	105,600	119,600	11,200	280,200
0	0	0	0	0	0
0	43,800	105,600	119,600	11,200	280,200
0	0	0	0	0	0
0	43,800	105,600	119,600	11,200	280,200

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

158,402

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

7.26%

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	127,060
Maintenance Salaries & Benefits	90,780
Support Services Salaries & Benefits	
Other - Payroll taxes & worker's comp	41,113
Subtotal	258,953

On-Site Office Costs

Office Supplies & Postage	8,000
Telephone	10,000
Travel	2,500
Leased Furniture / Equipment	18,450
Activities Supplies / Overhead Cost	5,000
Other - Bank charges, fees & subscriptions	5,500
Subtotal	49,450

Maintenance Expenses

Contracted Repairs	
General Repairs	55,350
Grounds Maintenance	49,200
Extermination	4,920
Maintenance Supplies	
Elevator Maintenance	
Redecorating	49,200
Other - Swimming pool maintenance	10,000
Subtotal	168,670

On-Site Security

Contracted Guard	
Electronic Alarm System	10,000
Subtotal	10,000

Professional Services

Legal	7,500
Accounting	6,750
Advertising	20,000
Other - Compliance	19,760
Subtotal	54,010

Utilities (Avg\$/mth/unit)

Electricity	15	45,386
Natural Gas	0	
Water&Swr	11	33,900
Trash Collection		16,728
Other - Energy services fee		2,500
Subtotal		98,514

Taxes and Insurance

Real Estate Taxes (Gross)*	261,063
Insurance**	103,074
Other (describe here)	
Subtotal	364,137

Management Fee:

		72,459
316.72	Average per unit per year	
26.39	Average per unit per month	

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

TOTAL OPERATING EXPENSES **1,076,193**

Average per unit 4,374.77
 Total OE Required 984,000

Replacement Reserve (RR) **73,800**

Proposed averaga RR/unit amount: **300**

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	246 units x \$250 =	61,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	246	61,500

TOTAL ANNUAL EXPENSES **1,149,993**

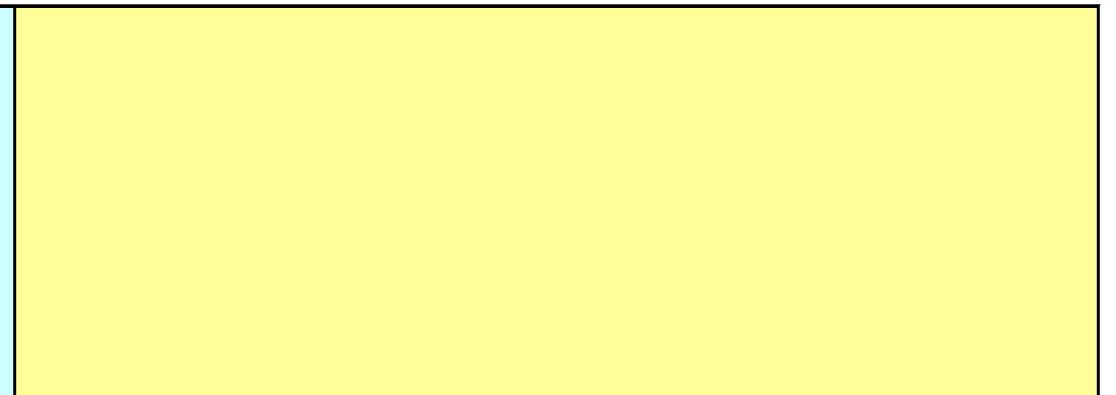
V. APPLICANT COMMENTS AND CLARIFICATIONS

Ancillary Income includes fees and deposits from a number of property amenities and administrative charges. A full accounting of the annual income, which totals approximately 7.26% of PGI is included in Tab 1.

As advised by our real estate tax advisor, the real estate tax projection is derived by applying an income capitalization rate of 8% to the year 1 NOI (without factoring real estate taxes into operating expenses) to establish the fair market value. 40% of the fair market value is then used to calculate the projected assessed value. The Chatham County tax rate is applied to this value to arrive at the budgeted expense. Full documentation of this calculation is provided in Tab 1.

A letter from Heffernan Insurance Brokers is included in Tab 1 that provides a quote for the annual insurance premium.

VI. DCA COMMENTS



PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.500%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	2,182,440	2,226,089	2,270,611	2,316,023	2,362,343	2,409,590	2,457,782	2,506,938	2,557,076	2,608,218
Ancillary Income	43,649	44,522	45,412	46,320	47,247	48,192	49,156	50,139	51,142	52,164
Vacancy	(155,826)	(158,943)	(162,122)	(165,364)	(168,671)	(172,045)	(175,486)	(178,995)	(182,575)	(186,227)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,003,734)	(1,033,846)	(1,064,861)	(1,096,807)	(1,129,711)	(1,163,603)	(1,198,511)	(1,234,466)	(1,271,500)	(1,309,645)
Property Mgmt	(72,459)	(73,908)	(75,387)	(76,894)	(78,432)	(80,001)	(81,601)	(83,233)	(84,897)	(86,595)
Reserves	(73,800)	(76,014)	(78,294)	(80,643)	(83,063)	(85,554)	(88,121)	(90,765)	(93,488)	(96,292)
NOI	920,270	927,900	935,358	942,635	949,713	956,579	963,219	969,617	975,758	981,623
Mortgage A	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cash Flow	40,371	48,001	55,460	62,736	69,814	76,680	83,320	89,718	95,859	101,724
DCR Mortgage A	1.06	1.07	1.08	1.08	1.09	1.10	1.11	1.11	1.12	1.13
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.06	1.07	1.08	1.08	1.09	1.10	1.11	1.11	1.12	1.13
Oper Exp Coverage Ratio	1.80	1.78	1.77	1.75	1.74	1.72	1.70	1.69	1.67	1.66
Mortgage A Balance	14,953,078	14,824,944	14,690,282	14,548,758	14,400,023	14,243,709	14,079,431	13,906,783	13,725,337	13,534,647
Mortgage B Balance	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.500%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	2,660,382	2,713,590	2,767,862	2,823,219	2,879,683	2,937,277	2,996,022	3,055,943	3,117,062	3,179,403
Ancillary Income	53,208	54,272	55,357	56,464	57,594	58,746	59,920	61,119	62,341	63,588
Vacancy	(189,951)	(193,750)	(197,625)	(201,578)	(205,609)	(209,722)	(213,916)	(218,194)	(222,558)	(227,009)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,348,935)	(1,389,403)	(1,431,085)	(1,474,017)	(1,518,238)	(1,563,785)	(1,610,698)	(1,659,019)	(1,708,790)	(1,760,054)
Property Mgmt	(88,327)	(90,094)	(91,896)	(93,734)	(95,608)	(97,521)	(99,471)	(101,460)	(103,490)	(105,559)
Reserves	(99,181)	(102,156)	(105,221)	(108,378)	(111,629)	(114,978)	(118,427)	(121,980)	(125,640)	(129,409)
NOI	987,196	992,458	997,392	1,001,976	1,006,193	1,010,017	1,013,430	1,016,408	1,018,925	1,020,960
Mortgage A	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cash Flow	107,297	112,559	117,493	122,078	126,294	130,118	133,531	136,509	139,026	141,061
DCR Mortgage A	1.13	1.14	1.15	1.15	1.16	1.16	1.16	1.17	1.17	1.17
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.13	1.14	1.15	1.15	1.16	1.16	1.16	1.17	1.17	1.17
Oper Exp Coverage Ratio	1.64	1.63	1.61	1.60	1.58	1.57	1.55	1.54	1.53	1.51
Mortgage A Balance	13,334,240	13,123,622	12,902,273	12,669,645	12,425,165	12,168,227	11,898,198	11,614,410	11,316,163	11,002,719
Mortgage B Balance	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.500%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	3,242,991	3,307,851	3,374,008	3,441,488	3,510,318	3,580,524	3,652,135	3,725,177	3,799,681	3,875,674
Ancillary Income	64,860	66,157	67,480	68,830	70,206	71,610	73,043	74,504	75,994	77,513
Vacancy	(231,550)	(236,181)	(240,904)	(245,722)	(250,637)	(255,649)	(260,762)	(265,978)	(271,297)	(276,723)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,812,855)	(1,867,241)	(1,923,258)	(1,980,956)	(2,040,385)	(2,101,596)	(2,164,644)	(2,229,583)	(2,296,471)	(2,365,365)
Property Mgmt	(107,671)	(109,824)	(112,020)	(114,261)	(116,546)	(118,877)	(121,255)	(123,680)	(126,153)	(128,676)
Reserves	(133,291)	(137,290)	(141,408)	(145,651)	(150,020)	(154,521)	(159,156)	(163,931)	(168,849)	(173,915)
NOI	1,022,484	1,023,473	1,023,897	1,023,728	1,022,937	1,021,491	1,019,359	1,016,509	1,012,904	1,008,509
Mortgage A	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cash Flow	142,585	143,574	143,999	143,829	143,038	141,593	139,461	136,610	133,006	128,611
DCR Mortgage A	1.18	1.18	1.18	1.18	1.18	1.17	1.17	1.17	1.16	1.16
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.18	1.18	1.18	1.18	1.18	1.17	1.17	1.17	1.16	1.16
Oper Exp Coverage Ratio	1.50	1.48	1.47	1.46	1.44	1.43	1.42	1.40	1.39	1.38
Mortgage A Balance	10,673,304	10,327,104	9,963,265	9,580,888	9,179,027	8,756,690	8,312,835	7,846,363	7,356,124	6,840,906
Mortgage B Balance	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462
Mortgage C Balance	-	-	-	-	-	-	-	-	-	-
Other Source Balance	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.500%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	3,953,188	4,032,252	4,112,897	4,195,155	4,279,058
Ancillary Income	79,064	80,645	82,258	83,903	85,581
Vacancy	(282,258)	(287,903)	(293,661)	(299,534)	(305,525)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(2,436,326)	(2,509,416)	(2,584,698)	(2,662,239)	(2,742,106)
Property Mgmt	(131,250)	(133,875)	(136,552)	(139,283)	(142,069)
Reserves	(179,132)	(184,506)	(190,041)	(195,742)	(201,615)
NOI	1,003,286	997,197	990,203	982,259	973,324
Mortgage A	(869,899)	(869,899)	(869,899)	(869,899)	(869,899)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cash Flow	123,387	117,299	110,304	102,361	93,426
DCR Mortgage A	1.15	1.15	1.14	1.13	1.12
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.15	1.15	1.14	1.13	1.12
Oper Exp Coverage Ratio	1.37	1.35	1.34	1.33	1.32
Mortgage A Balance	6,299,436	5,730,377	5,132,323	4,503,797	3,843,245
Mortgage B Balance	1,780,462	1,780,462	1,780,462	1,780,462	1,780,462
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.48%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.500%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

The Core Application calculates Ancillary Income as a maximum of 2% of PGI, which is \$43,649 for Year 1. However, included in Tab 1 is a detailed budget of the expected Ancillary Income based on the Owner's experience managing other properties in its portfolio. The actual Ancillary Income estimated for Year 1 is \$158,402, resulting in a significantly higher NOI. The Lender utilized the Ancillary Income budget provided by the Owner when underwriting and sizing the permanent loan and is comfortable that the property will meet the required Debt Service Coverage ratio utilizing this additional income.

The Contingent Note will be paid from available cash flow once the deferred developer fee has been repaid in full.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Semi-Detached				
Efficiency	0	128,669 x 0 units = 0	0	141,535 x 0 units = 0
1 BR	1	168,462 x 0 units = 0	0	185,308 x 0 units = 0
2 BR	2	204,394 x 0 units = 0	0	224,833 x 0 units = 0
3 BR	3	250,016 x 0 units = 0	0	275,017 x 0 units = 0
4 BR	4	294,230 x 0 units = 0	0	323,653 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House				
Efficiency	0	120,734 x 0 units = 0	0	132,807 x 0 units = 0
1 BR	1	158,379 x 0 units = 0	0	174,216 x 0 units = 0
2 BR	2	192,727 x 0 units = 0	0	211,999 x 0 units = 0
3 BR	3	237,087 x 0 units = 0	0	260,795 x 0 units = 0
4 BR	4	281,584 x 0 units = 0	0	309,742 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup				
Efficiency	0	100,204 x 0 units = 0	0	110,224 x 0 units = 0
1 BR	1	138,379 x 50 units = 6,918,950	0	152,216 x 0 units = 0
2 BR	2	175,464 x 96 units = 16,844,544	0	193,010 x 0 units = 0
3 BR	3	229,044 x 92 units = 21,072,048	0	251,948 x 0 units = 0
4 BR	4	285,392 x 8 units = 2,283,136	0	313,931 x 0 units = 0
<i>Subtotal</i>	<i>246</i>	<i>47,118,678</i>	<i>0</i>	<i>0</i>
Elevator				
Efficiency	0	104,177 x 0 units = 0	0	114,594 x 0 units = 0
1 BR	1	145,848 x 0 units = 0	0	160,432 x 0 units = 0
2 BR	2	187,519 x 0 units = 0	0	206,270 x 0 units = 0
3 BR	3	250,025 x 0 units = 0	0	275,027 x 0 units = 0
4 BR	4	312,532 x 0 units = 0	0	343,785 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	246	47,118,678	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Savannah

Tot Development Costs:

38,490,296

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

47,118,678

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

DCA's Comments:

The Project is within the project cost limit.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

DCA's Comments:

The Project will provide units and amenities appropriate for families.

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:

Movie nights, potluck dinners and game nights

Crafting, household safety and basic computer skills training

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

The Project will provide ongoing services as noted above. Item 4.C. is not applicable.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response	DCA USE
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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.

Pass?	
A.	Bowen National Research
B.	14 months
C.	97.90%
D.	13.80%

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

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

Threshold Justification per Applicant

The complete market study included in Tab 5 shows demand for 1,780 LIHTC units, indicating strong demand for these new units. No DCA tax credit projects were funded in close proximity in 2014 or 2015.

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: **CBRE**

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

Threshold Justification per Applicant

An appraisal is included in Tab 6. There are no improvements on the property of value and there are no HOME funds involved in the Project. Herman & Kittle Properties, Inc. (HKP) purchased the property in February 2017 as evidenced by the Limited Warranty Deed included in Tab 8. HKP subsequently entered into a Contract for Purchase with Woodlands at Montgomery, LP in order to convey the land to the

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

A. **Dominion Due Diligence Group**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Dominion Due Diligence Group**

2) **64.3**

Military air traffic and vehicle traffic

D. Is the subject property located in a:

D.

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

1) **No**
2) **No**
a)
b)
c)
3) **Yes**
a) **3.800%**
b) **No**
c) **Yes**
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? **No**

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

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

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

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

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

A Noise Study was performed and determined that noise levels from aircraft and vehicle traffic are in the acceptable range. The existing dilapidated buildings located on the site will be further tested for lead-

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response	DCA USE
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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**?
- 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?

Expiration Date:

5/15/18

Pass?

A.	Yes		
B.	Contract/Option	<<Select>>	
C.	Woodlands at Montgomery, LP		
D.	Yes		

Threshold Justification per Applicant

Herman & Kittle Properties, Inc. ("HKP") purchased the Site on February 28, 2017, as evidenced by the Deed included in Tab 8. HKP subsequently entered into a Contract for Purchase with Woodlands at

DCA's Comments:

9 SITE ACCESS

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

Pass?

A.	Yes		
B.			
C.			
D.			

Threshold Justification per Applicant

The Project has access from West Montgomery Cross Road, an existing public street, as documented on the survey included with Tab 9.

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

The Project is zoned PUD-M-25 as described in the zoning conformance letter from the City of Savannah included in Tab 10.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

11 OPERATING UTILITIES

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

- 1) Gas
- 2) Electric

<<Enter Provider Name Here>>
Georgia Power

Pass?		
1)	No	
2)	Yes	

The Project will be all electric. A letter from Georgia Power confirming availability of electrical service and sufficient capacity to serve the Project is included in Tab 11.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

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

- 1) Public water
- 2) Public sewer

City of Savannah
City of Savannah

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

Threshold Justification per Applicant

No waivers are required. A letter from the City of Savannah confirming the availability of both water and sewer services with sufficient capacity to serve the Project is included in Tab 12.

DCA's Comments:

13 REQUIRED AMENITIES

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

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

- 1) Community area (select either community room or community building):
- 2) Exterior gathering area (if "Other", explain in box provided at right):
- 3) On site laundry type:

A1) Building
A2) Gazebo If "Other", explain here
A3) On-site laundry

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) Furnished Exercise / Fitness Center		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3) Covered Pavilion with Picnic/Barbecue Facilities		
4) Furnished Arts & Crafts/Activity Center		

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

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

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

- 1) Elevators are installed for access to all units above the ground floor.
- 2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors
- 3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988
b. If No, was a DCA Architectural Standards waiver granted?

Pass?		
A.	Agree	
B.	Agree	
C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	
D.	N/A	
1)		
2)		
3a)		
3b)		

Threshold Justification per Applicant

No waivers were requested. All required site and unit amenities will be provided, as documented on the Conceptual Site Development Plan included in Tab 16. The Project will serve Families.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response	DCA USE
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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?**

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

Threshold Justification per Applicant

The Project is new construction. This section is not applicable.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

The Conceptual Site Development Plan indicating all required site amenities and providing all information required in the DCA Architectural Manual is included in Tab 16.

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

A.	Agree	Pass?
B.	Agree	

Threshold Justification per Applicant

The Project will meet all applicable DCA and Code requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response | **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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 | 13 | 13 | 5% |
| b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)? | 6 | 6 | 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? | 5 | 5 | 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

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

The Project will meet all required accessibility standards. No exemptions apply.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

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

Pass?		

Threshold Justification per Applicant

The Applicant is not a Non-Profit. This section does not apply.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?		

Threshold Justification per Applicant

The Applicant is not a CHDO. This section does not apply.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?		
	No	

Threshold Justification per Applicant

There are no required legal opinions.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

Applicant Response	DCA USE
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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

- 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:

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

- 1) Number of Over Income Tenants
- 2) Number of Rent Burdened Tenants
- 3) Number of Vacancies
- 4) Number of Down units
- 5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

Threshold Justification per Applicant

The Site is vacant and no relocation is necessary. The Site Relocation Survey is included in Tab 25.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

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

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

Threshold Justification per Applicant

An Affirmatively Furthering Fair Housing plan addressing all of the criteria stated above will be submitted for DCA approval prior to the start of lease up activities.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Pass?		
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DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham 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
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.

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

PART NINE - SCORING CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	3	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: **246**

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

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 Woodlands at Montgomery, Savannah, Chatham County

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

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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?

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 Woodlands at Montgomery, Savannah, Chatham County

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

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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"/>
--	----------------------	----------------------

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 Woodlands at Montgomery, Savannah, Chatham County

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

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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: **42.07** Eligible Basis Adjustment: **<<Select>>**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-0 Woodlands at Montgomery, Savannah, Chatham County

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	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		
Contact Name		Direct Line		Email	
				Yes/No	Yes/No

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

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

iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process. iii.
 or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO. b)

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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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					

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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		
Source			1	1.	
Contact	Direct Line	Bank Name	Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.		
Email		Account Name			
Bank Contact	Direct Line	Bank Website			
		Contact Email			
Description of Use of Funds					
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.					

2. Long-term Ground Lease

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

3. Third-Party Capital Investment

Competitive Pool chosen: **N/A - 4% Bond** 2 3.

Unrelated Third-Party Name		Improvement Completion Date
Unrelated Third-Party Type	<Select unrelated 3rd party type>	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?		
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):	38,490,296
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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

0

3

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

(additional point)

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

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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:

	0	0
A.		
B.		

12. EXCEPTIONAL NON-PROFIT

0

	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

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

Unit Total **246**

MGP	Woodlands at Montgomery GP LLC	0.0100%	Jeffrey L. Kittle	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Herman & Kittle Properties, Inc.	0.0000%	Jeffrey L. Kittle
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	US Bancorp Community Developer	98.9900%	John J. Lisella, III	Developmt Consult	RLH Development, LLC	0.0000%	Robin Haddock
State LP	US Bancorp Community Developer	1.0000%	John J. Lisella, III				

Scoring Justification per Applicant

DCA's Comments:

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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:

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

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

B. Designated Military Zones

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

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

City: **Savannah** County: **Chatham** QCT? **No** Census Tract #: **42.07**

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:

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

Unmet criterion results in no points!

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

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

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

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

	Amount
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:

38,490,296
0.0000%

0.0000%

DCA's Comments:

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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

25
246
25
50

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:

	2.	
	3.	
	4.	
3	B. 0	0
	1.	
	2.	

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

A. Historic and Adaptive Reuse

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

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

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

0
0
246
0.00%

2	0	0
2	A.	

B. Historic

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

DCA's Comments:

Nbr Historic units:
Total Units
% of Total

0
246
0.00%

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

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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

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

a)		
b)		
c)		

2. Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a)		
b)		
c)		
d)		

B. Healthy Eating Initiative 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?

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

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

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Score Value	Self Score	DCA Score
TOTALS:	92	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?

Family

--	--

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:

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21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

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

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

10	10	10

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 Woodlands at Montgomery, Savannah, Chatham County

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

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

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

**Score
Value**

Self Score	DCA Score
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TOTALS:

92

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

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

Woodlands at Montgomery
Savannah, Chatham County

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

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

Woodlands at Montgomery
Savannah, Chatham County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Woodlands at Montgomery

Savannah, Chatham County

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Scoring Section 16 - Innovative Project Concept Narrative

Woodlands at Montgomery

Savannah, Chatham 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]