

Project Narrative

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<< Select from list >>, Select City first County

Project Narrative

Waters at Gateway

Intro:

The Waters at Gateway will be the newest of seven "Waters" branded affordable housing developments by Atlantic Housing Foundation. It will be the first in the state of Georgia. The development is being done as a joint undertaking with the Housing Authority of Savannah.

Project Specifications

Property Name: The Waters at Gateway

Property Identification:

Street Address: 96 Gateway Blvd. West

City: Savannah

County: Chatham

State: Georgia

Zip: 31419

Site Summary:

Site Size: Roughly 57.05 Acres (26.12 wetlands/30.93 construction)

Current Zoning: Multifamily

Utilities: All Standard Utilities Available

Building and Unit Count:

There will be 12 residential buildings with a total of 276 units broken down as the following:

Proposed Unit Mix:

Number of Units- Unity Type -Unit Size (sf.)- Restriction

88- 1 bed/1 bath- 75- 60% AMI

123- 2 bed/ 2 bath -950/951 - 60% AMI

59 3 bed/2 bath 1100 60% AMI

2 1 bed/1 bath 751 "Market" (80% AMI -\$150)

3 2 bed/ 2 bath 950/951 "Market" (80% MI-\$150)

1 3 bed/2 bath 1100 "Market" (80%AMI-\$150)

276 Total Units

Building Description:

All 12 residential buildings will be built on slabs to grade. Each building will have extra reinforcement for windows and for anchoring of roof elements according to code and for hurricane preparedness. The roofs will be pitched and covered with 30 year asphalt shingles. The three story walk up buildings will be equipped with fire sprinklers and built with fire separations that apply to the current building code. The exteriors will use a mix of materials including 40% Brick, Hardy-Type Siding, and some Vinyl.

The interior amenities include:

- Patio/covered balcony
- Washer and Dryer Hookups
- Vinyl plank (faux wood) in all areas except bedrooms
- Carpet in bedrooms
- Full range of appliances in the kitchen: oven, dishwasher, disposal, refrigerator, microwave.

Other Amenities/Buildings :

- Clubhouse/Leasing office
- Swimming Pool
- Fitness Center

Project Narrative

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<< Select from list >>, Select City first County

- Activities Center/Business Center (computers and printers available)
- Covered Mail Kiosk
- Laundry Facility
- Maintenance Facility/Shop

Market:

The target market for the property will be families and will be restricted to households with income below 60% of the Area Median.

Management:

Atlantic Housing Management, a wholly owned subsidiary of Atlantic Housing Foundation will be managing the property.

Owner History:

Atlantic Housing Foundation is a South Carolina non-profit corporation domiciled in Dallas, TX.

It owns and operates over 7,700 affordable units in three states and 25 different cities. These all operate under various affordability programs including: LIHTC, IRS Rev. Proc. 96-32, RTC AHP, HOME, and Section 8. We have completed financings with HUD, Freddie Mac, Fannie Mae, and Conventional sources like CMBS providers. Approximately 2/3 of our capitalization has been done in the tax exempt bond market.

PART ONE - PROJECT INFORMATION - 2017-0 The Waters at Gateway , 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) \$ DCA HOME (from Consent Form) \$

II. TYPE OF APPLICATION

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

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name: Atlantic Housing Foundation, attn.: Daniel French Title: Exec. VP
Address: 5910 N. Central Expressway, Suite 1310 Direct Line:
City: Dallas Fax:
State: TX Zip+4: 75206-5125 Cellular: (817) 773-3080
Office Phone: (469) 206-8900 Ext.: 120 E-mail: dfrench@atlantichousing.org
(Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)

IV. PROJECT LOCATION

Project Name: The Waters at Gateway Phased Project?
Site Street Address (if known): NW Quadrant of I95 and SR 204 DCA Project Nbr of previous phase:
Nearest Physical Street Address *: 96 Gateway Boulevard W. Scattered Site? Nbr of Sites:
Site Geo Coordinates (##.#####): Latitude: 32.010962 Longitude: -81.280112 Acreage:
City: Savannah 9-digit Zip**: 31419-9752 Census Tract Number:
Site is predominantly located: Within City Limits County: Chatham OCT?: DDA?:
In USDA Rural Area? In DCA Rural County? Overall: Urban HUD SA:

* If street number unknown
Legislative Districts **: Congressional 1 State Senate 1 State House 164 Zip Codes: <http://zip4.usps.com/zip4/welcome.jsp>
If on boundary, other district: Legislative Districts: <http://votesmart.org/>
Political Jurisdiction Website: <http://www.savannahga.gov/>
Name of Chief Elected Official: Mr. Eddie DeLoach Title: Mayor City: Savannah
Address: Savannah City Hall, 2 E. Bay St. Email:
Zip+4: 31402-1225 Phone: (912) 651-5125

V. PROJECT DESCRIPTION

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

PART ONE - PROJECT INFORMATION - 2017-0 The Waters at Gateway , Savannah, Chatham County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	270	0
Number of 50% Units	0	0
Number of 60% Units	270	0
Number of Unrestricted (Market) Units	6	
Total Residential Units	276	
Common Space Units	0	
Total Units	276	

D. Unit Area

Total Low Income Residential Unit Square Footage	250,262
Total Unrestricted (Market) Residential Unit Square Footage	5,494
Total Residential Unit Square Footage	255,756
Total Common Space Unit Square Footage	0
Total Square Footage from Units	255,756

E. Buildings

Number of Residential Buildings	12
Number of Non-Residential Buildings	2
Total Number of Buildings	14

Total Common Area Square Footage from Nonresidential areas	4,800
Total Square Footage	260,556

F. Total Residential Parking Spaces

501

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	Elderly	HFOP	Other	Required:
% of Total Units	5.1%	5%			5%
% of Units for the Mobility-Impaired	42.9%	40%			40%
% of Total Units	2.2%	2%			2%

B. Mobility Impaired

Nbr of Units Equipped:	14
Roll-In Showers	6

C. Sight / Hearing Impaired

Nbr of Units Equipped:	6
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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 No

VIII. SET ASIDES

A. LIHTC: Nonprofit Yes

B. HOME: CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:					Inducement Date:	September 20, 2017	
Office Street Address	1407 Wheaton Street, PO Box 1179				Applicable QAP:	2017	
City	Savannah	State	GA	Zip+4	31402-1730	T-E Bond \$ Allocated:	35,000,000
Contact Name	Ms. Earline Wesley Davis	Title	Executive Director	E-mail	davis@savannahpha.com		
10-Digit Office Phone	(912) 447-8450	Direct line		Website			

PART ONE - PROJECT INFORMATION - 2017-0 The Waters at Gateway , 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
Atlantic Housing Foundation	Waters at Berryhill	Both	Atlantic Housing Foundation	Stonebriar Village	
Atlantic Housing Foundation	Waters at Longcreek	Both	8		
Atlantic Housing Foundation	Waters at Magnolia Bay	Both	9		
Atlantic Housing Foundation	Waters at Saint James	Both	10		
Atlantic Housing Foundation	Waters at Willow Run	Both	11		
Atlantic Housing Foundation	Waters at Sunrise	Both	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
		7	
2		8	
3		9	
4		10	
5		11	
6		12	

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation	<input type="text" value="No"/>
Original GHFA/DCA Project Number	<input type="text"/>
First Year of Credit Period	<input type="text"/>
Expiring Tax Credit (15 Year)	<input type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input type="text"/>

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 The Waters at Gateway , 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:		% of Total Residential Units	0%
Nbr of Units Reserved and Rented to: PHA Tenants w/ PBRA:		Households on Waiting List:	0%
Local PHA			
Street Address			
City	Zip+4	Contact	
Area Code / Phone	Email	Direct line	
		Cellular	

B. Existing properties: currently an Extension of Cancellation Option?	No	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
New properties: to exercise an Extension of Cancellation Option?	No	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)?	
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	
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	October, 2017
Rehab	
New Construction	October 1, 2018

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

The applicant anticipates the start of construction in January 2018 and the delivery of approximately 25% of the residential buildings by October, 2018. The remaining buildings will be delivered in the 6 months following October 2018. This will be the applicants first project in Georgia and thus has not competed in any DCA funding rounds. Atlantic Housing Foundation and the Housing Authority of Savannah will form a LLC to serve as the General Partner of a Limited Partnership that, in turn, will own the project. The Issuer will be the Housing Authority of Savannah. ** Changes from Pre Application- There will now be a total of 276 units. Two Hundred Seventy will be restricted to 60% AMI, the other Six units will be classified as "Market Units". Conditional Probationary participation pending on HAS compliance history submission.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 The Waters at Gateway , Savannah, Chatham County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

Office Street Address	5910 N.. Central Expressway, Suite 1310				Name of Principal	Michael Nguyen
City	Dallas	Fed Tax ID:	571090154		Title of Principal	CEO
State	TX	Zip+4	75206-5125		Direct line	(469) 206-8903
10-Digit Office Phone / Ext.	(469) 206-8900	120	Org Type:	For Profit	Cellular	
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)	E-mail				mnguyen@atlantichousing.org	

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

Office Street Address	Atlantic Housing Foundation, Inc.				Name of Principal	Daniel French
City	Dallas	Website	www.atlantichousing.org		Title of Principal	Chairman
State	TX	Zip+4	75206-5125		Direct line	(469) 206-8920
10-Digit Office Phone / Ext.	(469) 206-8900	120	E-mail	dfrench@atlantichousing.org		

b. Other General Partner

Office Street Address	Housing Authority of Savannah				Name of Principal	Earline Davis
City	Savannah	Website			Title of Principal	Exec. Director
State	GA	Zip+4	31402-1730		Direct line	
10-Digit Office Phone / Ext.	(912) 447-8450		E-mail	davis@savannahpha.com		

c. Other General Partner

Office Street Address					Name of Principal	
City		Website			Title of Principal	
State		Zip+4			Direct line	
10-Digit Office Phone / Ext.			E-mail			

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

Office Street Address	US Bancorp Community Development Corporation				Name of Principal	Robert Wasserman
City	Saint Louis	Website	www.usbank.com/cdc		Title of Principal	Sr. VP
State	MO	Zip+4	63103-0000		Direct line	(314) 335-3306
10-Digit Office Phone / Ext.	(978) 535-5600		E-mail	robert.wasserman@usbank.com		

b. State Limited Partner

Office Street Address	US Bancorp Community Development Corporation				Name of Principal	Robert Wasserman
City	Saint Louis	Website			Title of Principal	Sr. VP
State	MO	Zip+4	63103-0000		Direct line	(314) 335-3306
10-Digit Office Phone / Ext.	(912) 493-9433		E-mail	robert.wasserman@usbank.com		

3. NONPROFIT SPONSOR

Nonprofit Sponsor	Atlantic Housing Foundation, Suite 1310				Name of Principal	Michael Nguyen
Office Street Address	5910 North Central Expressway				Title of Principal	CEO and President
City	Dallas	Website	www.atlantichousing.org		Direct line	(469) 206-8903
State	TX	Zip+4			Cellular	
10-Digit Office Phone / Ext.	(469) 206-8900	103	E-mail	mnguyen@atlantichousing.org		

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II. DEVELOPER(S)

A. DEVELOPER

Office Street Address	Water at Gateway Developer, LLC			Name of Principal	Michael Nguyen
City	5910 North Central Expressway Suite 1310			Title of Principal	CEO and President
State	Dallas	Website	www.atlantichousing.org	Direct line	(469) 206-8903
10-Digit Office Phone / Ext.	TX	Zip+4	75206-5125	Cellular	
	(469) 206-8900	E-mail			
	103				

B. CO-DEVELOPER 1

Office Street Address				Name of Principal	
City				Title of Principal	
State		Website		Direct line	
10-Digit Office Phone / Ext.		Zip+4		Cellular	
		E-mail			

C. CO-DEVELOPER 2

Office Street Address				Name of Principal	
City				Title of Principal	
State		Website		Direct line	
10-Digit Office Phone / Ext.		Zip+4		Cellular	
		E-mail			

D. DEVELOPMENT CONSULTANT

Office Street Address				Name of Principal	
City				Title of Principal	
State		Website		Direct line	
10-Digit Office Phone / Ext.		Zip+4		Cellular	
		E-mail			

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

Office Street Address				Name of Principal	
City				Title of Principal	
State		Website		Direct line	
10-Digit Office Phone / Ext.		Zip+4		Cellular	
		E-mail			

B. GENERAL CONTRACTOR

Office Street Address	Sherman Construction Co.			Name of Principal	Andrew Sherman
City	1330 Piedmont Hwy.			Title of Principal	President
State	Piedmont	Website	shermanconstruction.com	Direct line	(864) 277-0060
10-Digit Office Phone / Ext.	SC	Zip+4	29672-8505	Cellular	
	(864) 277-0060	E-mail	andy@shermanconstruction.com		

C. MANAGEMENT COMPANY

Office Street Address	Atlantic Housing Management Co.			Name of Principal	Michael Nguyen
City	5910 N. Central Expressway, Suite 1310			Title of Principal	CEO and President
State	Dallas	Website	www.ahmanagement.org	Direct line	(469) 206-8903
10-Digit Office Phone / Ext.	TX	Zip+4	75206-5125	Cellular	
	(469) 206-8900	E-mail	mnguyen@atlantichousng.org		

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D. ATTORNEY	Gregory Clark, (Coleman, Talley LLP)		Name of Principal	Gregory Clark
Office Street Address	910 N. Patterson St.		Title of Principal	Partner
City	Valdosta	Website	Direct line	(229) 242-7562
State	GA	Zip+4	Cellular	
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	greg.clark@colemantalley.com	

E. ACCOUNTANT	The M Group		Name of Principal	Michael Martin
Office Street Address	515 West Southlake Blvd.		Title of Principal	President
City	Southlake	Website	Direct line	(817) 865-1359
State	Tx	Zip+4	Cellular	
10-Digit Office Phone / Ext.	(817) 865-1359	E-mail	mmartin@MgroupTX.com	

F. ARCHITECT	hu+o architectural		Name of Principal	Erik Ulland
Office Street Address	1010 E. 11th St.		Title of Principal	Partner
City	Austin	Website	Direct line	(512) 484-8548
State	Tx	Zip+4	Cellular	
10-Digit Office Phone / Ext.	(512) 484-8548	E-mail	erikulland@huoarchitects.com	

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

A. LAND SELLER (If applicable)	Principal		10-Digit Phone / Ext.	
Office Street Address			City	
State	Zip+4	E-mail		

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	Yes	Atlantic Housing Foundation purchased the land from Ameris Bank in September 2017 in an arms length transaction. It will be conveyed to an instrumentality of the Housing Authority of Savannah upon closing of this transaction.
3. Owner and Contractor?	No	
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 The Waters at Gateway , 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	Brief Explanation
Managing Genrl Prtnr	Atlantic Housing Foundation	No	No	CHDO	0.0075%	No	
Other Genrl Prtnr 1	Housing Authority of Savannah	No	No	Nonprofit	0.0025%	No	
Other Genrl Prtnr 2							
Federal Ltd Partner	US Bank	No	No	For Profit	98.9900%	No	
State Ltd Partner	US Bank	No	No	For Profit	1.0000%	No	
NonProfit Sponsor							
Developer							
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor							
Management Company							
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The General Partner will be a Limited Liability company owned by Atlantic Housing Foundation and by the Housing Authroity of Savannah.	
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I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits			FHA Risk Share		Georgia TC/
No	Historic Rehab Credits			FHA Insured Mortgage		USDA 515
Yes	Tax Exempt Bonds: \$	19,900,000		Replacement Housing Funds		USDA 538
No	Taxable Bonds			McKinney-Vento Homeless		USDA PBR/
No	CDBG			FHLB / AHP *		Section 8 PE
No	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA
No	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Ho
No	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of
	Other HOME - Source	Specify Other HOME Source here				Specify Admi

*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 a

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount
Mortgage A	Key Bank	19,900,000
Mortgage B		
Mortgage C		
Federal Grant		
State, Local, or Private Grant		
Deferred Developer Fees		-
Federal Housing Credit Equity	US Bank	8,489,361
State Housing Credit Equity	US Bank	7,781,914
Other Type (specify)		
Other Type (specify)		
Other Type (specify)		
Total Construction Financing:		36,171,275
Total Construction Period Costs from Development Budget:		30,047,283
Surplus / (Shortage) of Construction funds to Construction costs:		6,123,992

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)
Mortgage A (Lien Position 1)	Permanent Loan	19,900,000	4.800%	35	35
Mortgage B (Lien Position 2)					
Mortgage C (Lien Position 3)					
Other:					
Foundation or charity funding*					
Deferred Devlpr Fee	6.78%	169,554			

Total Cash Flow for Years 1 - 15: 6,233,596
 DDF Percent of Cash Flow (Yrs 1-15) 2.720% 2.720%
 Cash flow covers DDF P&I? Yes

Federal Grant					
State, Local, or Private Grant					Equity Check
Federal Housing Credit Equity		8,489,361			0
State Housing Credit Equity		7,781,914			0
Historic Credit Equity					
Invstmt Earnings: T-E Bonds					
Invstmt Earnings: Taxable Bonds					
Income from Operations					
Other:					
Other:					
Other:					
Total Permanent Financing:		36,340,829			
Total Development Costs from Development Budget:		36,340,829			
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 - DC/

An Equity Bridge Loan may be necessary caused by the variation in timing of costs and the contribution of the equity investor. Key Bank has indicated they would provide this facility.

y

AP *

A

3RA

Source: Specify Other PBRA Source here

using Trust Fund

Funding - describe type/program here

Administrator of Other Funding Type here

Amount from DCA Consent Ltr.

Effective Interest Rate	Term (In Months)
4.800%	35

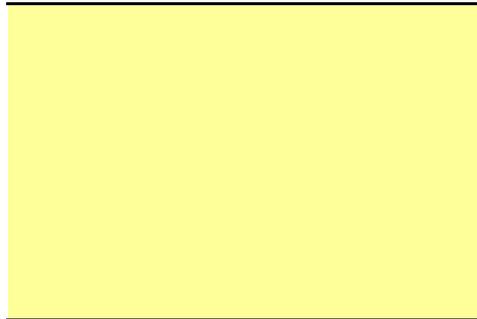


Annual Debt Service in

Year One	Loan Type
1,174,907	Amortizing

<u>+/-</u>	TC Equity
8,489,361.00	<u>% of TDC</u>
7,781,914.00	23%
	21%
	<u>45%</u>

FOR USE ONLY



PART FOUR - USES OF FUNDS - 2017-0 The Waters at Gateway , Savannah, Chatham County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	18,000	18,000			
Market Study	10,000	10,000			
Environmental Report(s)	27,140	27,140			
Soil Borings	45,300	45,300			
Boundary and Topographical Survey	71,417	71,417			
Zoning/Site Plan Fees	15,000	15,000			
Other: Wellands Mitigation	35,000	35,000			
Other: Contingency / Other	54,500	54,500			
Other: Housing Authority Fee	180,000	180,000			
Subtotal	456,357	456,357	-	-	-
ACQUISITION					
Land	1,065,000				
Site Demolition	-				
Acquisition Legal Fees (if existing structures)	-				
Existing Structures	-				
Subtotal	1,065,000	-	-	-	-
LAND IMPROVEMENTS					
Site Construction (On-site) Per acre:	3,600,000	3,600,000			
Site Construction (Off-site)	-	-			
Subtotal	3,600,000	3,600,000	-	-	-
STRUCTURES					
Residential Structures - New Construction	19,214,919	19,214,919			
Residential Structures - Rehab	-	-			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr	-	-			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab	-	-			
Subtotal	19,214,919	19,214,919	-	-	-
CONTRACTOR SERVICES					
Builder Profit:	6.000% 1,368,895	5.915% 1,349,517			
Builder Overhead	2.000% 456,298	1.972% 449,838			
General Requirements*	6.000% 1,368,895	5.915% 1,349,517			
*See QAP: General Requirements policy	14.000% 3,194,089	Subtotal 3,148,872			
Subtotal	3,148,872	3,148,872	-	-	-
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	25,963,791.00				
Average TCHC:	94,071.71 per Res1 unit	94,071.71 per unit	99.65 per total sq ft		
	101.52 per Res1 unit SF	101.52 per unit sq ft			
CONSTRUCTION CONTINGENCY					
Construction Contingency	May exceed limit!	5.07%	1,317,223		

PART FOUR - USES OF FUNDS - 2017-0 The Waters at Gateway , 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	135,977	135,977			
Construction Loan Interest	795,658	795,658			
Construction Legal Fees	65,000	65,000			
Construction Period Inspection Fees	-	-			
Construction Period Real Estate Tax	-	-			
Construction Insurance	-	-			
Title and Recording Fees	90,000	90,000			
Payment and Performance bonds	130,000	130,000			
Other: Builders Risk Premium	145,000	145,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	1,361,635	1,361,635	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	250,000	250,000			
Architectural Fee - Supervision	45,000	45,000			
Green Building Consultant Fee Max: 20,000		-			
Green Building Program Certification Fee (LEED or Earthcraft)		-			
Accessibility Inspections and Plan Review	15,000	15,000			
Construction Materials Testing	-	-			
Engineering	160,000	160,000			
Real Estate Attorney	44,600	44,600			
Accounting	25,000	25,000			
As-Built Survey	15,000	15,000			
Other: Bond Counsel	85,000				
Subtotal	639,600	554,600	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 1,812					
Building Permits	-	-			
Impact Fees	500,000	500,000			
Water Tap Fees waived?	-	-			
Sewer Tap Fees waived?	-	-			
Subtotal	500,000	500,000	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	195,953				
Permanent Loan Legal Fees	60,000				
Title and Recording Fees	90,000				
Bond Issuance Premium	40,000				
Cost of Issuance / Underwriter's Discount	50,000				
Other: Freddie Fees	78,003				
Subtotal	513,956				-

PART FOUR - USES OF FUNDS - 2017-0 The Waters at Gateway , 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)	5,500				
DCA Waiver and Pre-approval Fees	-				
LIHTC Allocation Processing Fee	25,000				
LIHTC Compliance Monitoring Fee	220,800				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)	-				
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)	3,000				
Other:					
Other:					
Subtotal	254,300				
EQUITY COSTS					
Partnership Organization Fees	45,000				
Tax Credit Legal Opinion	-				
Syndicator Legal Fees	60,000				
Other: PHA Legal Fee- Issuer and Trustee and tax credit fees of 25K	89,801				
Subtotal	194,801				
DEVELOPER'S FEE					
Developer's Overhead	0.000%	-			
Consultant's Fee	0.000%				
Guarantor Fees	0.000%				
Developer's Profit	100.000%	2,500,000	2,500,000		
Subtotal	2,500,000	2,500,000			
START-UP AND RESERVES					
Marketing	27,400				
Rent-Up Reserves	232,056				
Operating Deficit Reserve:	1,051,566				
Replacement Reserve					
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 986	272,000			
Other: << Enter description here: provide detail & justification in tab Part IV-b >>					
Subtotal	1,574,166	272,000			
OTHER COSTS					
Relocation					
Other: << Enter description here: provide detail & justification in tab Part IV-b >>					
Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)	36,340,829	31,608,383	-	-	-
Average TDC Per:	Unit:	131,669.67	Square Foot:	139.47	

II. TAX CREDIT CALCULATION - BASIS METHOD

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Subtractions From Eligible Basis			
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other: <Enter detailed description here; use Comments section if needed>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	31,608,383	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	31,608,383	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: <<Select>> 100.00%		
Adjusted Eligible Basis	31,608,383	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	97.83%	97.83%	97.83%
Qualified Basis	30,921,244	0	0
Multiply Qualified Basis by Applicable Credit Percentage	3.23%		
Maximum Tax Credit Amount	998,756	0	0
Total Basis Method Tax Credit Calculation	998,756		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation			
Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.	51,755,214	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):
Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)	36,340,829		
Subtract Non-LIHTC (excluding deferred fee) Source of Funds	19,900,000		

PART FOUR - USES OF FUNDS - 2017-0 The Waters at Gateway , Savannah, Chatham County

Equity Gap	16,440,829	Funding Amount	0	Hist Desig	
Divide Equity Gap by 10	/ 10				
Annual Equity Required	1,644,083	Federal		State	
Enter Final Federal and State Equity Factors (not including GP contribution)	1.6100	=	0.8400	+	0.7700
Total Gap Method Tax Credit Calculation	1,021,170				
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:	998,756				
TAX CREDIT REQUEST - Cannot exceed Tax Credit Project Maximum, but may be lower:					
IV. TAX CREDIT ALLOCATION - Lower of Tax Credit Request and Tax Credit Project Maximum	0				

PART FOUR - USES OF FUNDS - 2017-0 The Waters at Gateway , Savannah, Chatham County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard Cost estimates are based on bid provided by Sherman Construction which is the contractor we plan to use. Sherman is currently approximately 97% complete on a 336 unit project in Goose Creek, South Carolina and 100% complete on a 300 unit project in Lincolville, SC, both of which utilize the same plans and designs. *We recognize that our Construction Contingency exceeds the QAP limit. Based on our experience for a project of almost 300 units, \$500,000 is not enough of a contingency. The size of the project requires a higher contingency amount.

PART FOUR (b) - OTHER COSTS - 2017-0 - The Waters at Gateway - 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		
Wetlands Mitigation Total Cost <input type="text" value="35,000"/> Total Basis <input type="text" value="35,000"/>	The project impacts 0.5 acres of jurisdictional wetlands. 1 credit per 0.1 acre of impact must be purchased from the local mitigation bank per the requirements of the Nationwide Permit regulations from the US Army Corp of Engineers. This totals 5 credits at \$7000 per credit or \$35,000.	
Contingency / Other Total Cost <input type="text" value="54,500"/> Total Basis <input type="text" value="54,500"/>		
Housing Authority Fee Total Cost <input type="text" value="180,000"/> Total Basis <input type="text" value="180,000"/>		

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 >>

[Empty description box]

[Empty justification box]

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

Builders Risk Premium

Construction loan interest is calculated at 3.27% (.25 contingency) APR times an average outstanding monthly balance equal to 60% of the full mortgage loan amount for 20 months.

[Empty justification box]

Total Cost Total Basis

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

[Empty description box]

[Empty justification box]

Total Cost Total Basis

PROFESSIONAL SERVICES

Bond Counsel

[Empty description box]

[Empty justification box]

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

Freddie Fees

[Redacted]

[Redacted]

Total Cost

DCA-RELATED COSTS

0

[Redacted]

[Redacted]

Total Cost

0

[Redacted]

[Redacted]

Total Cost

EQUITY COSTS

PHA Legal Fee- Issuer and Trustee and tax credit fees of 25K

[Redacted]

[Redacted]

Total Cost

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 The Waters at Gateway , 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	Ga. Dept of Community Affairs Website, Southern Region		
	Date of Utility Allowances	January 1, 2017	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	<input checked="" type="checkbox"/>			2	3	4		
Cooking	Electric	<input checked="" type="checkbox"/>			7	9	11		
Hot Water	Electric	<input checked="" type="checkbox"/>			14	18	23		
Air Conditioning	Electric	<input checked="" type="checkbox"/>			10	13	16		
Range/Microwave	Electric	<input checked="" type="checkbox"/>			11	11	11		
Refrigerator	Electric	<input checked="" type="checkbox"/>			13	13	13		
Other Electric	Electric	<input checked="" type="checkbox"/>			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	<input checked="" type="checkbox"/>			38	47	57		
Refuse Collection			<input checked="" type="checkbox"/>						
Total Utility Allowance by Unit Size					0	116	141	168	0

II. UTILITY ALLOWANCE SCHEDULE #2	Source of Utility Allowances			
	Date of Utility Allowances	January 1, 2017	Structure	3+ Story

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

DCA COMMENTS

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

Row House

Walkup

Elevator

Historic
Historic
Historic
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	90	126	60	0	276
0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	66,088	116,973	67,201	0	250,262
0	0	0	0	0	0
0	66,088	116,973	67,201	0	250,262
0	1,502	2,853	1,139	0	5,494
0	67,590	119,826	68,340	0	255,756
0	0	0	0	0	0
0	67,590	119,826	68,340	0	255,756

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

46,655

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

Operating Subsidy

Other:

Total OI 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

Property Tax Abatement	220,800	227,424	234,247	241,274	248,512	255,968	263,647	271,556	279,703	288,094
Other:										
Total OI NOT in Mgt Fee	220,800	227,424	234,247	241,274	248,512	255,968	263,647	271,556	279,703	288,094

Included in Mgt Fee:

Operating Subsidy

Other:

Total OI 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

Property Tax Abatement	296,737	305,639	305,639	305,639	305,639	305,639	305,639	305,639	305,639	305,639
Other:										
Total OI NOT in Mgt Fee	296,737	305,639	305,639	305,639	305,639	305,639	305,639	305,639	305,639	305,639

Included in Mgt Fee:

Operating Subsidy

Other:

Total OI 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

Property Tax Abatement	314,808	324,252	333,980	343,999	354,319	364,949	375,897	387,174	398,789	410,753
Other:										
Total OI NOT in Mgt Fee	314,808	324,252	333,980	343,999	354,319	364,949	375,897	387,174	398,789	410,753

Included in Mgt Fee:

Operating Subsidy

Other:

Total OI 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

Property Tax Abatement	423,076	435,768	448,841	462,306	476,175
Other:					
Total OI NOT in Mgt Fee	423,076	435,768	448,841	462,306	476,175

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	115,000
Maintenance Salaries & Benefits	110,000
Support Services Salaries & Benefits	97,500
Other (describe here)	
Subtotal	322,500

On-Site Office Costs

Office Supplies & Postage	14,000
Telephone	18,000
Travel	3,000
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	12,000
	0
Subtotal	47,000

Maintenance Expenses

Contracted Repairs	65,000
General Repairs	95,900
Grounds Maintenance	18,000
Extermination	24,660
Maintenance Supplies	18,000
Elevator Maintenance	0
Redecorating	35,620
Other (describe here)	
Subtotal	257,180

On-Site Security

Contracted Guard	0
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	5,000
Accounting	600
Advertising	20,000
Other (describe here)	
Subtotal	25,600

Utilities (Avg\$/mth/unit)

Electricity	19	62,000
Natural Gas	0	
Water&Swr	10	32,000
Trash Collection		30,000
Other (describe here)		
Subtotal		124,000

Taxes and Insurance

Real Estate Taxes (Gross)*	0
Insurance**	85,560
Other (describe here)	
Subtotal	85,560

Management Fee:

	66,385
258.63	Average per unit per year
21.55	Average per unit per month

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

TOTAL OPERATING EXPENSES

	928,225
Average per unit	3,363.13
Total OE Required	1,104,000

WARNING!
OE below
required
minimum.

Replacement Reserve (RR)

	69,000
Proposed averaga RR/unit amount:	250

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	276 units x \$250 =	69,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	276	69,000

TOTAL ANNUAL EXPENSES

	997,225
--	----------------

V. APPLICANT COMMENTS AND CLARIFICATIONS

*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation. Property Taxes were calculated based on a survey conducted of all LIHTC properties in Chatham County. The taxes ranged from \$575 per unit/yr to \$750 per unit/yr.
 ** Insurance Rates were based on advice of the Applicants umbrella policy provider, Lloyds of London To all Applicants: in addition to your other comments, please provide methodology for insurance calculation. Since the Housing Authority of Savannah is owner of the land and co-owner of the borrower, the property will be exempt from taxer from GA code per O.C.G.A. § 8-3-8, O.C.G.A. § 8-3-3.1(3), and O.C.G.A. § 8-3-3(13). See attached for full definition.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 The Waters at Gateway , 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	76,378
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	2,332,728	2,379,383	2,426,970	2,475,510	2,525,020	2,575,520	2,627,031	2,679,571	2,733,163	2,787,826
Ancillary Income	46,655	47,588	48,539	49,510	50,500	51,510	52,541	53,591	54,663	55,757
Vacancy	(166,557)	(169,888)	(173,286)	(176,751)	(180,286)	(183,892)	(187,570)	(191,321)	(195,148)	(199,051)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	220,800	227,424	234,247	241,274	248,512	255,968	263,647	271,556	279,703	288,094
Expenses less Mgt Fee	(861,840)	(887,695)	(914,326)	(941,756)	(970,009)	(999,109)	(1,029,082)	(1,059,954)	(1,091,753)	(1,124,506)
Property Mgmt	(66,385)	(67,712)	(69,067)	(70,448)	(71,857)	(73,294)	(74,760)	(76,255)	(77,780)	(79,336)
Reserves	(69,000)	(71,070)	(73,202)	(75,398)	(77,660)	(79,990)	(82,390)	(84,861)	(87,407)	(90,029)
NOI	1,436,401	1,458,029	1,479,876	1,501,941	1,524,221	1,546,714	1,569,416	1,592,327	1,615,441	1,638,754
Mortgage A	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	261,494	283,122	304,968	327,033	349,313	371,806	394,509	417,419	440,534	463,847
DCR Mortgage A	1.22	1.24	1.26	1.28	1.30	1.32	1.34	1.36	1.37	1.39
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.22	1.24	1.26	1.28	1.30	1.32	1.34	1.36	1.37	1.39
Oper Exp Coverage Ratio	2.44	2.42	2.40	2.38	2.36	2.34	2.32	2.30	2.29	2.27
Mortgage A Balance	19,675,394	19,439,767	19,192,578	18,933,259	18,661,215	18,375,821	18,076,424	17,762,335	17,432,834	17,087,164
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 The Waters at Gateway , 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	76,378
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	2,843,582	2,900,454	2,958,463	3,017,632	3,077,985	3,139,545	3,202,336	3,266,382	3,331,710	3,398,344
Ancillary Income	56,872	58,009	59,169	60,353	61,560	62,791	64,047	65,328	66,634	67,967
Vacancy	(203,032)	(207,092)	(211,234)	(215,459)	(219,768)	(224,163)	(228,647)	(233,220)	(237,884)	(242,642)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	296,737	305,639	305,639	305,639	305,639	305,639	305,639	305,639	305,639	305,639
Expenses less Mgt Fee	(1,158,241)	(1,192,988)	(1,228,778)	(1,265,641)	(1,303,610)	(1,342,719)	(1,383,000)	(1,424,490)	(1,467,225)	(1,511,242)
Property Mgmt	(80,923)	(82,541)	(84,192)	(85,876)	(87,593)	(89,345)	(91,132)	(92,955)	(94,814)	(96,710)
Reserves	(92,730)	(95,512)	(98,378)	(101,329)	(104,369)	(107,500)	(110,725)	(114,046)	(117,468)	(120,992)
NOI	1,662,265	1,685,968	1,700,690	1,715,319	1,729,843	1,744,248	1,758,517	1,772,637	1,786,592	1,800,365
Mortgage A	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	487,358	511,061	525,783	540,412	554,936	569,340	583,610	597,730	611,685	625,457
DCR Mortgage A	1.41	1.43	1.45	1.46	1.47	1.48	1.50	1.51	1.52	1.53
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.41	1.43	1.45	1.46	1.47	1.48	1.50	1.51	1.52	1.53
Oper Exp Coverage Ratio	2.25	2.23	2.21	2.18	2.16	2.13	2.11	2.09	2.06	2.04
Mortgage A Balance	16,724,531	16,344,105	15,945,010	15,526,333	15,087,110	14,626,335	14,142,949	13,635,844	13,103,855	12,545,761
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 The Waters at Gateway , 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	76,378
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	3,466,311	3,535,637	3,606,350	3,678,477	3,752,047	3,827,088	3,903,629	3,981,702	4,061,336	4,142,563
Ancillary Income	69,326	70,713	72,127	73,570	75,041	76,542	78,073	79,634	81,227	82,851
Vacancy	(247,495)	(252,445)	(257,493)	(262,643)	(267,896)	(273,254)	(278,719)	(284,294)	(289,979)	(295,779)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	314,808	324,252	333,980	343,999	354,319	364,949	375,897	387,174	398,789	410,753
Expenses less Mgt Fee	(1,556,579)	(1,603,276)	(1,651,375)	(1,700,916)	(1,751,943)	(1,804,502)	(1,858,637)	(1,914,396)	(1,971,828)	(2,030,982)
Property Mgmt	(98,644)	(100,617)	(102,630)	(104,682)	(106,776)	(108,911)	(111,089)	(113,311)	(115,577)	(117,889)
Reserves	(124,622)	(128,360)	(132,211)	(136,177)	(140,263)	(144,471)	(148,805)	(153,269)	(157,867)	(162,603)
NOI	1,823,106	1,845,904	1,868,748	1,891,627	1,914,529	1,937,441	1,960,350	1,983,241	2,006,101	2,028,914
Mortgage A	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	648,199	670,997	693,841	716,720	739,621	762,534	785,442	808,334	831,194	854,006
DCR Mortgage A	1.55	1.57	1.59	1.61	1.63	1.65	1.67	1.69	1.71	1.73
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.55	1.57	1.59	1.61	1.63	1.65	1.67	1.69	1.71	1.73
Oper Exp Coverage Ratio	2.02	2.01	1.99	1.97	1.96	1.94	1.93	1.91	1.89	1.88
Mortgage A Balance	11,960,281	11,346,072	10,701,723	10,025,756	9,316,619	8,572,684	7,792,245	6,973,509	6,114,598	5,213,540
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 The Waters at Gateway , 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	76,378
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	4,225,414	4,309,922	4,396,121	4,484,043	4,573,724
Ancillary Income	84,508	86,198	87,922	89,681	91,474
Vacancy	(301,695)	(307,728)	(313,883)	(320,161)	(326,564)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	423,076	435,768	448,841	462,306	476,175
Expenses less Mgt Fee	(2,091,912)	(2,154,669)	(2,219,309)	(2,285,889)	(2,354,465)
Property Mgmt	(120,247)	(122,652)	(125,105)	(127,607)	(130,159)
Reserves	(167,481)	(172,506)	(177,681)	(183,011)	(188,501)
NOI	2,051,663	2,074,333	2,096,906	2,119,363	2,141,684
Mortgage A	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)	(1,174,907)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	876,756	899,426	921,999	944,456	966,777
DCR Mortgage A	1.75	1.77	1.78	1.80	1.82
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.75	1.77	1.78	1.80	1.82
Oper Exp Coverage Ratio	1.86	1.85	1.83	1.82	1.80
Mortgage A Balance	4,268,266	3,276,608	2,236,289	1,144,921	(0)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 The Waters at Gateway , 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	3.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	76,378
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	3.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

Please note that property taxes will be exempted which has the effect of increasing actual Debt Service Coverage to over 1.25. This also illustrates that even in the event the property tax exemption were revoked there is positive coverage.

--	--

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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 The Waters at Gateway , 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.

Unit Type	Nbr Units	New Construction and Acquisition/Rehabilitation		Nbr Units	Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
		Unit Cost Limit total by Unit Type			Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	128,669 x 0 units = 0	0	0	141,535 x 0 units = 0
1 BR	1	0	168,462 x 0 units = 0	0	0	185,308 x 0 units = 0
2 BR	2	0	204,394 x 0 units = 0	0	0	224,833 x 0 units = 0
3 BR	3	0	250,016 x 0 units = 0	0	0	275,017 x 0 units = 0
4 BR	4	0	294,230 x 0 units = 0	0	0	323,653 x 0 units = 0
<i>Subtotal</i>		0	0	0	0	0
Row House						
Efficiency	0	0	120,734 x 0 units = 0	0	0	132,807 x 0 units = 0
1 BR	1	0	158,379 x 0 units = 0	0	0	174,216 x 0 units = 0
2 BR	2	0	192,727 x 0 units = 0	0	0	211,999 x 0 units = 0
3 BR	3	0	237,087 x 0 units = 0	0	0	260,795 x 0 units = 0
4 BR	4	0	281,584 x 0 units = 0	0	0	309,742 x 0 units = 0
<i>Subtotal</i>		0	0	0	0	0
Walkup						
Efficiency	0	0	100,204 x 0 units = 0	0	0	110,224 x 0 units = 0
1 BR	1	0	138,379 x 0 units = 0	0	0	152,216 x 0 units = 0
2 BR	2	0	175,464 x 0 units = 0	0	0	193,010 x 0 units = 0
3 BR	3	0	229,044 x 0 units = 0	0	0	251,948 x 0 units = 0
4 BR	4	0	285,392 x 0 units = 0	0	0	313,931 x 0 units = 0
<i>Subtotal</i>		0	0	0	0	0
Elevator						
Efficiency	0	0	104,177 x 0 units = 0	0	0	114,594 x 0 units = 0
1 BR	1	90	145,848 x 90 units = 13,126,320	0	0	160,432 x 0 units = 0
2 BR	2	126	187,519 x 126 units = 23,627,394	0	0	206,270 x 0 units = 0
3 BR	3	60	250,025 x 60 units = 15,001,500	0	0	275,027 x 0 units = 0
4 BR	4	0	312,532 x 0 units = 0	0	0	343,785 x 0 units = 0
<i>Subtotal</i>		276	51,755,214	0	0	0
Total Per Construction Type		276	51,755,214	0	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Savannah

Tot Development Costs:

36,340,829

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

51,755,214

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

Threshold Justification per Applicant

DCA's Comments:

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Computer Lab
Tutoring and other after school activities
Discounted Rent Program for Good Grades of school aged children
College Scholarship Award to Residents Graduating from HS

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:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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.

5 MARKET FEASIBILITY

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

A.	The Gill Group	
B.	App. 6 mos following final Cert of Occupancy	
C.	94.50%	
D.	29.00%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.	
----	--

Threshold Justification per Applicant

--

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?

Pass?

--

A.	No	
B.	Yes	

If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name:

- 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?

1)	Yes	
2)	Yes	
3)	Yes	
4)		

- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?

C.		
----	--	--

- D. Has the property been:

D.		
----	--	--

- 1) Rezoned?
- 2) Subdivided?
- 3) Modified?

1)	Yes	
2)	No	
3)	Yes	

Threshold Justification per Applicant

A public road dead ends on the subject property. It will be abandoned so that it terminates at the property line such that we will continue to have access but we will be able to ignore setback requirements for the abandoned areas.
--

DCA's Comments:

--

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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. Terracon

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) Terracon

2)

D. Is the subject property located in a:

D.

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

1) No

2) No

a)

b)

c)

3)

a)

b)

c)

4)

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

G.

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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.

8 SITE CONTROL

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

Pass?		
A.	Yes	
B.	Warranty Deed	<<Select>>
C.	Atlantic Housing Foundation	
D.	Yes	

Threshold Justification per Applicant

AHF is the sponsor/guarantor of the contract.

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

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)	No	
D.	Yes	
E.	Yes	

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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)	
2)	

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?

A1)	
2)	

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

B1)	
2)	

Threshold Justification per Applicant

DCA's Comments:

13 REQUIRED AMENITIES

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

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

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

A1)	Room
A2)	Covered Porch <small>If "Other", explain here</small>
A3)	On-site laundry

A.

--	--

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) Playground/Swimming Pool		
2) Dog Park		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approved?
3) Fitness Center		
4) Computer center/business center		

B.

--	--

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

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

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

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

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

D.	N/A
1)	
2)	
3a)	
3b)	

Threshold Justification per Applicant

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

A. Type of rehab (choose one):

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

B. Date of Physical Needs Assessment (PNA):

B.		
----	--	--

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

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

C.		
----	--	--

Name of qualified BPI Building Analyst or equivalent professional:

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced:

- 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.

D.	
1)	
2)	
3)	
4)	

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?**

E.	
----	--

Threshold Justification per Applicant

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?

A.	Yes
----	-----

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

	Yes
--	-----

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

B.	Yes
----	-----

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?

C.	Yes
----	-----

Site Map delineates the approximate location point of each photo?

	Yes
--	-----

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

D.	Yes
----	-----

Threshold Justification per Applicant

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?

A.	Agree
----	-------

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?

B.	Agree
----	-------

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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.

Threshold Justification per Applicant

Empty light blue rectangular box for threshold justification.

DCA's Comments:

Empty yellow rectangular box for DCA's comments.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , Savannah, Chatham County

Applicant Response | **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires the Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?

Pass?	Applicant Response	DCA USE
A1).	Yes	
2)	Yes	
3)	No	
4)	Yes	
B1)a.	Yes	
b.	Yes	
2)	Yes	
C.	No	
C1).		
2).		
3).		
4).		

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
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?	1) a. Mobility Impaired	14	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	1) b. Roll-In Showers	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?	2) Sight / Hearing Impaired	6	2%

C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

The DCA qualified consultant will perform the following: Name of Accessibility Consultant [Redacted]

- 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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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.

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

Is there a Waiver Approval Letter From DCA included in this application for this criterion?
Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

Pass?	
No	
Yes	

A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this project?
Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, construction or rehabilitation of community buildings and common area amenities are not included in these amounts.

A.	
----	--

B. Standard Design Options for All Projects

B.	
----	--

1) Exterior Wall Finishes (select one)

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface

1)	
----	--

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

<<Select materials>>

2)	
----	--

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

C.	
----	--

1)
2)

1)	
2)	

Threshold Justification per Applicant

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

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

Threshold Justification per Applicant

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

Pass?	
A.	Yes
B.	No
C.	Yes

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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. Atlantic Housing Foundation, Inc**
- B. Non-profit's Website: **B. www.atlantichousing.org**
- 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?
- 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?
- 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?
- 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?
- 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?
- 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?
- I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued.

Pass?		

Threshold Justification per Applicant

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?
- 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)?
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:

Pass?		

Threshold Justification per Applicant

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):

Pass?		

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Waters at Gateway , 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.

24 RELOCATION AND DISPLACEMENT OF TENANTS

Pass?

- 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:

A.		
B1)		

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

--

DCA's Comments:

--

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

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

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

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

Threshold Justification per Applicant

--

DCA's Comments:

--

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

--

DCA's Comments:

--

PART NINE - SCORING CRITERIA - 2017-0 The Waters at Gateway , Savannah, Chatham County

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

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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
	A.	0
	B.	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
- Organization Number: 0
- B. Financial and Other Adjustments** Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-0 The Waters at Gateway , Savannah, Chatham County

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

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: 276

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.	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

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

Scoring Justification per Applicant

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

13	0	0
12		
1		
various		

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 The Waters at Gateway , Savannah, Chatham County

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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 >>	

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
C.	

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

Date of Course

<<Enter Participant's Name here>>

<<Enter Participant's Company Name here>>

Course - Participation Certificate obtained?

Date of Course

<<Enter Participant's Name here>>

<<Enter Participant's Company Name here>>

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

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 The Waters at Gateway , Savannah, Chatham County

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Score Value	Self Score	DCA Score
TOTALS:	92	
	20	20

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

Commitments for Building Certification:

- | | Yes/No | Yes/No |
|---|----------------------|----------------------|
| 1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review? | <input type="text"/> | <input type="text"/> |
| 2. Project will meet program threshold requirements for Building Sustainability? | <input type="text"/> | <input type="text"/> |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | <input type="text"/> | <input type="text"/> |

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

C. Exceptional Sustainable Building Certification **3**

	Yes/No	Yes/No
1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above?	<input type="text"/>	<input type="text"/>

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

- | | Yes/No | Yes/No |
|---|--------------------------------|--------------------------------|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? | <input type="text"/> | <input type="text"/> |
| 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. | <input type="text" value="0"/> | <input type="text" value="0"/> |
| 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. | <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**

A Census Tract Demographics	3	0	0
------------------------------------	----------	----------	----------

& 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/):	<input type="text"/>	<input type="text"/>

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

C. Georgia Department of Public Health Stable Communities **2**

	Per Applicant	Per DCA		
Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map:	<input type="text" value="<Select>"/>	<input type="text" value="<Select>"/>	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 The Waters at Gateway , Savannah, Chatham County

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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?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b) Includes public input and engagement <u>during the planning stages</u> ?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e) Discusses resources that will be utilized to implement the plan?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f) Is included <i>in full</i> in the appropriate tab of the application binder?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

A. Community Revitalization

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

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

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

2	A.		
		Yes/No	Yes/No
	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: **0** Eligible Basis Adjustment: **<<Select>>**

1	1.		
1	2.		

PART NINE - SCORING CRITERIA - 2017-0 The Waters at Gateway , 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	<input type="text"/>	Website	<input type="text"/>		
Contact Name	<input type="text"/>	Direct Line	<input type="text"/>	Email	<input type="text"/>
				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	<input type="text"/>	Purpose:	<input type="text"/>		Letter of Support included?
Community/neighborhd where partnership occurred	<input type="text"/>	Website	<input type="text"/>		
Contact Name	<input type="text"/>	Direct Line	<input type="text"/>	Email	<input type="text"/>
				Letter of Support included?	
CBO 2 Name	<input type="text"/>	Purpose:	<input type="text"/>		
Community/neighborhd where partnership occurred	<input type="text"/>	Website	<input type="text"/>		
Contact Name	<input type="text"/>	Direct Line	<input type="text"/>	Email	<input type="text"/>

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?

CQB Name	<input type="text"/>	Website	<input type="text"/>		
Contact Name	<input type="text"/>	Direct Line	<input type="text"/>	Email	<input type="text"/>

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?

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

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

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

b) Citizen Outreach Choose either "I" or "ii" below for (b).

i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i.	Yes/No	Yes/No
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 rqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			

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

i. Local Population Challenge 1	
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		Bank Name		1	1.
Contact	Direct Line	Account Name			
Email		Bank Website			
Bank Contact	Direct Line	Contact Email			

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

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	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?	2.	

3. Third-Party Capital Investment

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

Unrelated Third-Party Name		
Unrelated Third-Party Type	<Select unrelated 3rd party type>	Improvement Completion Date
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?		
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles

Description of Investment or Funding Mechanism	
Description of Investment's Furtherance of Plan	
Description of how the investment will serve the tenant base for the proposed development	

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	36,340,829
---	---------	---------	--------------------------------	------------

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Score Value	Self Score	DCA Score
TOTALS:	92	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
---	---

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

A. Phased Developments

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

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

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

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

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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

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

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

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

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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:

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0	0
A.	1		
B.	1		

12. EXCEPTIONAL NON-PROFIT

Atlantic Housing Foundation, Inc

3

Nonprofit Setaside selection from Project Information tab:

Yes/No Yes/No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool:

N/A - 4% Bond

Urban or Rural:

Urban

2

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

276

MGP	Atlantic Housing Foundation, Inc.	0.0075%	Daniel French	NPSponsr	Atlantic Housing Foundation, Suite 13	0.0000%	Michael Nguyen
OGP1	Housing Authority of Savannah	0.0025%	Earline Davis	Developer	Water at Gateway Developer, LLC	0.0000%	Michael Nguyen
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 Developme	98.9900%	Robert Wasserman	Developmt Consult	0	0.0000%	0
State LP	US Bancorp Community Developme	1.0000%	Robert Wasserman				

Scoring Justification per Applicant

DCA's Comments:

DCA's Comments:

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

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

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

B. Designated Military Zones

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

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

City: **Savannah** County: **Chatham** QCT? **No** Census Tract #: **0**

B.	
----	--

Scoring Justification per Applicant

DCA's Comments:

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

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

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

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

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

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

36,340,829
0.0000%

0.0000%

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	3	

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.

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

DCA's Comments:

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

28
270
27
88

3	0	0
2	A.	0
1.		

2.		
3.		
4.		

B. Target Population Preference

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

3	0	0
1.	B.	

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

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

0
0
276
0.00%

2	0	0
2	A.	

--	--	--

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

B. Historic

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

Nbr Historic units:
Total Units
% of Total

0
276
0.00%

1	0	0
1.	B.	

--	--	--

DCA's Comments:

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

Agree or Y/N Agree or Y/N

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

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

A. Preventive Health Screening/Wellness Program for Residents

3

0	0
---	---

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

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

Occurrence

Cost to Resident

a)			
b)			
c)			
d)			

B. Healthy Eating Initiative

2

0	0
---	---

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

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

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

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

C. Healthy Activity Initiative

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

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

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

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

a)		
b)		
c)		
d)		
e)		

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

f)		
g)		

Length of Trail _____ miles

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

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website: _____
 Tenancy Family

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

CCRPI Scores from School Years Ending In: _____ Average CCRPI > State Average?

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

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 The Waters at Gateway , 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
TOTALS:	92	20	20
21. WORKFORCE HOUSING NEED (choose A or B) (Must use 2014 data from "OnTheMap" tool, but 2015 data may be used if available)	2	0	0
A. Minimum jobs threshold met <u>and</u> 60% of workers within a 2-mile radius travel over 10 miles to their place of work	2		
OR B. Exceed the minimum jobs threshold by 50%	2		

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	10	10	10
Base Score			
Deductions			
Additions			

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE	92	20	20
EXCEPTIONAL NONPROFIT POINTS			0
INNOVATIVE PROJECT CONCEPT POINTS			0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS	20
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PART NINE - SCORING CRITERIA - 2017-0 The Waters at Gateway , Savannah, Chatham County

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

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

**Score
Value**

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

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

The Waters at Gateway
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

The Waters at Gateway
Savannah, Chatham County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

The Waters at Gateway
Savannah, Chatham County

The Waters at Gateway West

Savannah Ga

Project Description

The Waters at Gateway West will be the newest of seven “Waters Branded” Affordable Housing

It is being done as a joint undertaking with the Housing Authority of Savannah.

It will be a 274 unit complex located on approximately 50 acres in the Northwest quadrant of I-

It will be comprised of 92 one bedroom/1 bath units of 751 sf each, 120 two bedroom/2 bath u

The three story walkup buildings will be fully sprinklered and fire separations will comply with

The interiors will contain vinyl plank type (faux wood) flooring in all areas except bedrooms, ar

The market for the property will be families , with all being restricted to occupancy by househo

Scoring Section 16 - Innovative Project Concept Narrative

The Waters at Gateway
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]