

Project Narrative
Preserve at Chatham Parkway
Savannah, Chatham County

Commonwealth Development Corporation is seeking financing proposals for Preserve at Chatham Parkway. The Preserve is an affordable 144-unit apartment community with a mix of 1, 2 and 3 bedroom units. The project is located within Savannah city limits and has direct access to all public utilities. All units will be affordable to households up to 60% AMI. The site is situated on Chatham Parkway nearly equidistant between I-16 to north and US-17/Ogeechee Road to the south. This stretch of Chatham Parkway is experiencing rapid growth: commercial, office and light industrial uses (i.e. employment growth) are moving south from I-16, and Class A apartment development is thriving from our site to Ogeechee Road.

The property totals 15.9 acres. Approximately 9 acres will be developed while preserving the rest of the site as protected open space and wetlands. Community amenities will include a club house with dedicated leasing office, community space/media room for gatherings, fitness room and computer lab. There will be two outdoor patio spaces with separate picnic and recreation areas. A laundry room will also be provided. All parking is onsite, with 1.5 spaces per unit (or 216) plus 15 visitor spaces near the club house.

The community will be composed of 5 residential buildings with three different architectural designs. Four buildings will be three-story walk-ups, and there will be one, four-story elevator building. Building exteriors will have a mix natural stone and cement board siding. All units will have full kitchens with laminate counters, as well as wash and drier hook-ups. Units will be individually metered for electric and gas, and residents will be responsible for paying these utilities. A preliminary market study has been performed showing strong demand and achievable maximum tax credit rents.

The unit configuration will be:

- 12: 1 BR – 1 BA
- 84: 2 BR – 1 BA
- 48: 3 BR – 2 Ba

Project Narrative

Preserve at Chatham Parkway
Savannah, Chatham County

PART ONE - PROJECT INFORMATION - 2017-0 Preserve at Chatham Parkway, 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

May Revision 3

I. DCA RESOURCES

LIHTC (auto-filled from later entries) \$ 870,495 DCA HOME (from Consent Form) \$ -

II. TYPE OF APPLICATION

Tax Exempt Bond / 4% credit -----> **Pre-Application Number** (if applicable) - use format 2017PA-###
Have any changes occurred in the project since pre-application? No

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

Project Name previously used: _____ DCA Project Nbr previously assigned: _____
Has the Project Team changed? _____ If No, what was the DCA Qualification Determination for the Team in that review? _____

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Preserve at Chatham Parkway Redevelopment LLC C/O Shawn Hicks			Title	Vice President
Address	9 Sheboygan Street			Direct Line	(205) 209-6590
City	Fond Du Lac			Fax	(205) 259-5878
State	WI	Zip+4	54935-0000	Cellular	(205) 209-6590
Office Phone	(920) 922-8170	Ext.		E-mail	s.hicks@commonwealthco.net

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

IV. PROJECT LOCATION

Project Name	Preserve at Chatham Parkway			Phased Project?	No
Site Street Address (if known)	1325 Chatham Parkway			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	1325 Chatham Parkway			Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 32.060326	Longitude: -81.162463	9-digit Zip**	Acreage	15.0000
City	Savannah			Census Tract Number	105.01
Site is predominantly located:	Within City Limits	County	Chatham	QCT?	Yes
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban

* If street number unknown

Legislative Districts **

If on boundary, other district:

Congressional	State Senate	State House
1	2	163

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

Political Jurisdiction

City of Savannah	Website	http://www.savannahga.gov/index.aspx?NID=388		
Name of Chief Elected Official	Mayor Eddie DeLoach	Title	Mayor	
Address	2 East Bay Street			
City	Savannah			
Zip+4	31402-0000	Phone	(912) 651-6444	
Email	edeloach@savannahga.gov			

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	144	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	144	0
Number of 50% Units	0	0
Number of 60% Units	144	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	144	
Common Space Units	0	
Total Units	144	

D. Unit Area

Total Low Income Residential Unit Square Footage	132,000
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	132,000
Total Common Space Unit Square Footage	0
Total Square Footage from Units	132,000

E. Buildings

Number of Residential Buildings	5
Number of Non-Residential Buildings	1
Total Number of Buildings	6

Total Common Area Square Footage from Nonresidential areas	1,500
Total Square Footage	133,500

F. Total Residential Parking Spaces

270

(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
% of Total Units	5.6%	Required: 5%
% of Units for the Mobility-Impaired	50.0%	Required: 40%
% of Total Units	2.1%	Required: 2%

B. Mobility Impaired

Nbr of Units Equipped:	8
Roll-In Showers	4

C. Sight / Hearing Impaired

Nbr of Units Equipped:	3
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

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:	Housing Authority of Savannah				Inducement Date:	
Office Street Address	1407 Wheaton Street				Applicable QAP:	2017
City	Savannah	State	GA	Zip+4	31404-0000	
Contact Name	Kenneth Clark	Title	Director of Development Services		E-mail	kclark@savannahpha.com
10-Digit Office Phone	(912) 629-1178	Direct line		Website	9122332553	

PART ONE - PROJECT INFORMATION - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

B. Existing properties: currently an Extension of Cancellation Option? No If yes, expiration year: Nbr yrs to forgo cancellation option:

New properties: to exercise an Extension of Cancellation Option? No If yes, expiration year: Nbr yrs to forgo cancellation option:

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? No If Yes ----->:

Total Existing Units	
Number Occupied	
% Existing Occupied	

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

Amenities?	<input type="checkbox"/>	Qualification Determination?	<input type="checkbox"/>
Architectural Standards?	<input type="checkbox"/>	Payment and Performance Bond (HOME only)?	<input type="checkbox"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	<input type="checkbox"/>	Other (specify):	<input type="text"/>
HOME Consent?	<input type="checkbox"/>	State Basis Boost (extraordinary circumstances)	<input type="checkbox"/>
Operating Expense?	<input type="checkbox"/>	If Yes, new Limit is ----->:	<input type="text"/>
Credit Award Limitation (extraordinary circumstances)?	<input type="checkbox"/>	If Yes, new Limit is ----->:	<input type="text"/>

F. Projected Place-In-Service Date

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	December 30, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

Office Street Address	Preserve at Chatham Parkway Redevelopment LLC			Name of Principal	Louie A Lange III
City	9 Sheboygan Street			Title of Principal	CEO, President
State	Fond Du Lac	Fed Tax ID:	32-0536561	Direct line	(920) 922-8170
10-Digit Office Phone / Ext.	WI	Zip+4	54935-0000	Cellular	
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)	(920) 922-8170	E-mail	l.lange@commonwealthco.net		

*** 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	Preserve at Chatham Parkway MM I LLC			Name of Principal	Louie A Lange, III
City	9 Sheboygan Street			Title of Principal	CEO, President
State	Fond Du Lac	Website	www.commonwealthco.net	Direct line	(920) 922-8170
10-Digit Office Phone / Ext.	WI	Zip+4	54935-0000	Cellular	
	(920) 922-8170	E-mail	l.lange@commonwealthco.net		

b. Other General Partner

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. Other General Partner

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

Office Street Address	National Equity Fund, Inc			Name of Principal	Rachel Rhodes
City	501 Seventh Avenue, 7th Fl			Title of Principal	Regional VP
State	New York	Website	www.nefinc.org	Direct line	(312) 697-8255
10-Digit Office Phone / Ext.	NY	Zip+4	10018-0000	Cellular	(312) 912-1479
	(312) 697-8255	E-mail	rrhodes@nefinc.org		

b. State Limited Partner

Office Street Address	National Equity Fund, Inc			Name of Principal	Rachel Rhodes
City	501 Seventh Avenue, 7th Fl			Title of Principal	Regional VP
State	New York	Website	www.nefinc.org	Direct line	(312) 697-8255
10-Digit Office Phone / Ext.	NY	Zip+4	10018-0000	Cellular	(312) 912-1479
	(312) 697-8255	E-mail	rrhodes@nefinc.org		

3. NONPROFIT SPONSOR

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

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II. DEVELOPER(S)

A. DEVELOPER

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

Commonwealth Development Corporation of America				Name of Principal	Louie A Lange, III
9 Sheboygan Street				Title of Principal	CEO, President
Fond Du lac		Website	www.commonwealthco.net	Direct line	(920) 922-8170
WI		Zip+4	54935-0000	Cellular	
(920) 922-8170		E-mail	l.lange@commonwealthco.net		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

M+A Design				Name of Principal	Stan Ramaker
25 South Main Street				Title of Principal	Architect
Fond Du Lac		Website		Direct line	(920) 539-3041
WI		Zip+4	54935-0000	Cellular	
(920) 539-3041		E-mail	s.ramaker@madesigninc.net		

B. GENERAL CONTRACTOR

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

Weber Group Inc				Name of Principal	Donald Weber
5233 Progress Way				Title of Principal	President
Sellersburg		Website	http://www.webergroupinc.com	Direct line	(812) 246-2100
IN		Zip+4		Cellular	
(812) 246-2100		E-mail	donaldweber@webergroupinc.com		

C. MANAGEMENT COMPANY

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

Commonwealth Management Corporation				Name of Principal	Louie A Lange III
9 Sheboygan Street				Title of Principal	CEO President
Fond Du Lac		Website	www.commonwealthco.net	Direct line	(920) 922-8170
WI		Zip+4	54935-0000	Cellular	
(920) 922-8170		E-mail	l.lange@commonwealthco.net		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

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D. ATTORNEY		Reinhart Boerner Van Deuren s.c.		Name of Principal	William Cummings
Office Street Address	1000 North Water Street, Suite 1700			Title of Principal	Partner
City	Milwaukee	Website	www.reinhartlaw.com		Direct line
State	WI	Zip+4	05302-0000		Cellular
10-Digit Office Phone / Ext.	(414) 298-8300	E-mail	wcummings@reinhartlaw.com		

E. ACCOUNTANT		Tidwell Group		Name of Principal	Ashley Prendergast
Office Street Address	5901 Peachtree Dunwoody Rd			Title of Principal	Partner
City	Atlanta	Website	www.tidwellgroup.com		Direct line
State	GA	Zip+4	30328-0000		Cellular
10-Digit Office Phone / Ext.		E-mail	Ashley.prendergast@tidwellgroup.com		

F. ARCHITECT		Studio A Architecture, Inc		Name of Principal	Vadim Kaplan
Office Street Address	2330 Frankfort Ave			Title of Principal	President
City	Louisville	Website	http://www.studioaarch.com		Direct line
State	KY	Zip+4	40206-0000		Cellular
10-Digit Office Phone / Ext.	(502) 589-8007	E-mail	vadim@studioaarch.com		

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

A. LAND SELLER (If applicable)		JCJH LLC		Principal	John Cullum	10-Digit Phone / Ext.	8133641739
Office Street Address	PO Box 7901			City	Wesley Chapel		
State	FL	Zip+4	33545-0000		E-mail	Jcullum1207@gmail.com	

B. IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Preserve at Chatham Parkway, 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	Preserve at Chatham Parkway MM I LLC	No	No	For Profit	0.0100%	Yes	See below
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner	National Equity Fund, Inc	No	No	For Profit	98.9900%	No	
State Ltd Partner	National Equity Fund, Inc	No	No	For Profit	1.0000%	No	
NonProfit Sponsor							
Developer	Commonwealth Development Corporation of America	No	No	For Profit		Yes	See Comments Below
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor							
Management Company	Commonwealth Management Corporation	No	No	For Profit		Yes	See Comments Below
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

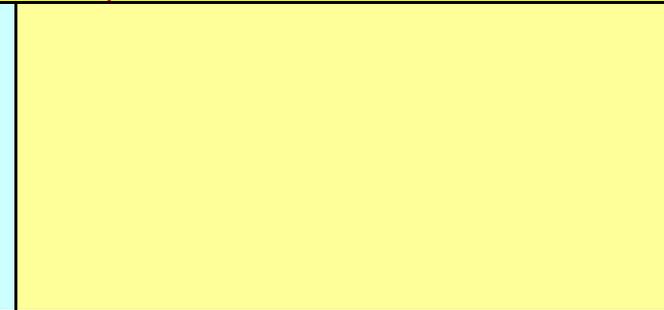
PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

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Commonwealth Management Corporation is the sole member of the managing GP entity
Commonwealth Development Corporation of America is the developer.
Commonwealth Management Corporation is also the property management company
Louie A. Lange III is the president of each of these companies.

- Commonwealth Management Corporation
- Commonwealth Development Corporation of America

All entities above are affiliates of The Commonwealth Companies, and all entities are solely owned by Louie A. Lange III, President of The Commonwealth Companies.
Louie A Lange is also the principal for M+A Design. M+A Design is representing the Owner for Design and Construction Compliance



PART THREE - SOURCES OF FUNDS - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits						
	Historic Rehab Credits			Yes	FHA Risk Share		Georgia TCAP *
Yes	Tax Exempt Bonds: \$	18,000,000			FHA Insured Mortgage		USDA 515
	Taxable Bonds				Replacement Housing Funds		USDA 538
	CDBG				McKinney-Vento Homeless		USDA PBRA
	HUD 811 Rental Assistance Demonstration (RAD)				FHLB / AHP *		Section 8 PBRA
	DCA HOME * -- Amt \$				NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	Other HOME * -- Amt \$				Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME - Source	Specify Other HOME Source here			HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here
							Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Housing Authority of Savannah Bonds	17,516,006	1.000%	36
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Commonwealth Development Corporation			
Federal Housing Credit Equity	NEF	2,474,075		
State Housing Credit Equity	NEF	24,993		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		20,015,074		
Total Construction Period Costs from Development Budget:		20,015,074		
Surplus / (Shortage) of Construction funds to Construction costs:		(0)		

PART THREE - SOURCES OF FUNDS - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Grandbridge	10,578,200	4.250%	40	40	550,431	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	31.95%	798,691					

Total Cash Flow for Years 1 - 15: 1,941,358
 DDF Percent of Cash Flow (Yrs 1-15) 41.141% 41.141%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	NEF	8,356,752				Equity Check 8,356,752	+ / - 0.00 TC Equity % of TDC
State Housing Credit Equity	NEF	4,961,822				4,961,822	0.50 34%
Historic Credit Equity							20%
Invstmt Earnings: T-E Bonds							54%
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		24,695,465					
Total Development Costs from Development Budget:		24,695,465					
Surplus/(Shortage) of Permanent funds to development costs:		0					

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

Mortgage A of construction and Permanent financing is from Grandbridge. A copy of the Grandbridge Finance letter is included in Tab 1.

The terms of the Deferred Developer Fee are in the Development Services Agreement between Commonwealth Development Corporation and Preserve at Chatham Parkway Redevelopment LLC. A copy of the agreement is included in Tab 1.

The Federal and State Housing Credit Equity are calculated using the investor's ownership percentages as shown in the organizational chart. NEF is acquiring both the Federal and State Credits as discussed in the letters from NEF in Tab 1.

PART FOUR - USES OF FUNDS - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				10,000	10,000				
Market Study				10,200	10,200				
Environmental Report(s)				18,300	18,300				
Soil Borings				12,820	12,820				
Boundary and Topographical Survey				13,500	13,500				
Zoning/Site Plan Fees				7,500	7,500				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	72,320	-	-	-	
ACQUISITION					ACQUISITION				
Land				1,100,000				1,100,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	1,100,000	-	-	1,100,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	123,922		1,858,827	1,250,000.00			608,827	
Site Construction (Off-site)				-				-	
				Subtotal	1,858,827	-	-	608,827	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				12,200,927	12,200,927				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	12,200,927	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		843,585	843,585				
	6.000%	843,585	6.000%	843,585	843,585				
Builder Overhead	2.000%	281,195	2.000%	281,195	281,195				
General Requirements*	6.000%	843,585	6.000%	843,585	843,585				
*See QAP: General Requirements policy	14.000%	1,968,366							
				Subtotal	1,968,365	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs				16,028,119.00					
Average TCHC:				111,306.38 per Res'l unit	111,306.38 per unit		120.06 per total sq ft		
				121.43 per Res'l unit SF	121.43 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	3.12%			500,000	500,000			-	

PART FOUR - USES OF FUNDS - 2017-0 Preserve at Chatham Parkway, 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	25,000	18,750			6,250
Bridge Loan Interest		-			-
Construction Loan Fee	338,465	253,849			84,616
Construction Loan Interest	900,000	675,000			225,000
Construction Legal Fees					-
Construction Period Inspection Fees	15,000	15,000			-
Construction Period Real Estate Tax	55,000	55,000			-
Construction Insurance	55,000	55,000			-
Title and Recording Fees	80,000	80,000			-
Payment and Performance bonds	130,420	130,420			-
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					-
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					-
Subtotal	1,598,885	1,283,019	-	-	315,866
PROFESSIONAL SERVICES					
Architectural Fee - Design	160,000	160,000			-
Architectural Fee - Supervision	40,000	40,000			-
Green Building Consultant Fee Max: 20,000		-			-
Green Building Program Certification Fee (LEED or Earthcraft)		-			-
Accessibility Inspections and Plan Review		-			-
Construction Materials Testing	50,000	50,000			-
Engineering	70,000	70,000			-
Real Estate Attorney	175,000	140,000			35,000
Accounting	20,000	20,000			-
As-Built Survey	20,000	20,000			-
Other: << Enter description here; provide detail & justification in tab Part IV-b >>		-			-
Subtotal	535,000	500,000	-	-	35,000
LOCAL GOVERNMENT FEES Avg per unit: 2,822					
Building Permits	65,800	65,800			-
Impact Fees	-	50,000			(50,000)
Water Tap Fees waived? <input type="text" value="No"/>	40,000	40,000			-
Sewer Tap Fees waived? <input type="text" value="No"/>	300,600	300,600			-
Subtotal	406,400	456,400	-	-	(50,000)
PERMANENT FINANCING FEES					
Permanent Loan Fees	15,000				15,000
Permanent Loan Legal Fees	5,000				5,000
Title and Recording Fees	55,000				55,000
Bond Issuance Premium					-
Cost of Issuance / Underwriter's Discount	345,000				345,000
Other: Negative Arb	145,000				145,000
Subtotal	565,000				565,000

PART FOUR - USES OF FUNDS - 2017-0 Preserve at Chatham Parkway, 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-RELATED COSTS			
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						-
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		3,000				3,000
LIHTC Allocation Processing Fee	69,640	70,850				70,850
LIHTC Compliance Monitoring Fee	115,200	115,200				115,200
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						-
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
	Subtotal	198,550				198,550
EQUITY COSTS			EQUITY COSTS			
Partnership Organization Fees		17,000				17,000
Tax Credit Legal Opinion						-
Syndicator Legal Fees		52,000				52,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
	Subtotal	69,000				69,000
DEVELOPER'S FEE			DEVELOPER'S FEE			
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	2,500,000	2,500,000			-
	Subtotal	2,500,000	2,500,000	-	-	-
START-UP AND RESERVES			START-UP AND RESERVES			
Marketing		216,000				216,000
Rent-Up Reserves	174,158	183,101				183,101
Operating Deficit Reserve:	623,530	623,090				623,090
Replacement Reserve						-
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 694	100,000				100,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
	Subtotal	1,122,191	-	-	-	1,122,191
OTHER COSTS			OTHER COSTS			
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		24,695,465	20,731,031	-	-	3,964,434
Average TDC Per:	Unit:	171,496.28	Square Foot:	184.98		

PART FOUR - USES OF FUNDS - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs
 Amount of nonqualified nonrecourse financing
 Costs of Nonqualifying units of higher quality
 Nonqualifying excess portion of higher quality units
 Historic Tax Credits (Residential Portion Only)
 Other <Enter detailed description here; use Comments section if needed>

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type: **DDA/QCT**

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Total Subtractions From Basis:	0		0
Total Basis	20,731,031	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	20,731,031	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	26,950,340	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	26,950,340	0	0
Multiply Qualified Basis by Applicable Credit Percentage	3.23%		
Maximum Tax Credit Amount	870,496	0	0
Total Basis Method Tax Credit Calculation	870,496		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.
Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)
 Subtract Non-LIHTC (excluding deferred fee) Source of Funds
 Equity Gap
 Divide Equity Gap by 10
 Annual Equity Required
 Enter Final Federal and State Equity Factors (not including GP contribution)

29,502,972	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	If proposed project has Historic Designation, indicate below (Y/N):	Hist Desig
24,695,465					
10,578,200					
14,117,265					

/ 10			
1,411,726	Federal		State
1.5300	= 0.9600	+	0.5700
922,697			

Total Gap Method Tax Credit Calculation

TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:

TAX CREDIT REQUEST - Cannot exceed Tax Credit Project Maximum, but may be lower:

IV. TAX CREDIT ALLOCATION - Lower of Tax Credit Request and Tax Credit Project Maximum

870,496
870,495
870,495

PART FOUR - USES OF FUNDS - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction Costs are based upon the HUD Form 2328 completed by the General Contractor, Weber. The construction interest is calculated based upon a 16 months of Mortgage A and 36 months for short-term tax exempt bonds.

PART FOUR (b) - OTHER COSTS - 2017-0 - Preserve at Chatham Parkway - Savannah - Chatham, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

Description/Nature of Cost	Basis Justification

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

Negative Arb

The negative Arbitrage is a budgeted item until Bond documents are completed and executed.

Total Cost

DCA-RELATED COSTS

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

Total Cost

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

Total Cost

EQUITY COSTS

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

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

DCA Utility Region for project: South

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

DCA Utility Allowance - Southern Region		
July 9, 1905	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Natural Gas	X			8	9	11		
Cooking	Electric	X			7	9	11		
Hot Water	Natural Gas	X			5	6	8		
Air Conditioning	Electric	X			10	13	16		
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes		X						
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	51	64	79	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

Housing Authority of Savannah		
July 9, 1905	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Natural Gas	X			8	11	13		
Cooking	Electric	X			7	8	9		
Hot Water	Natural Gas	X			6	7	9		
Air Conditioning	Electric	X			13	16	19		
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			27	32	39		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes		X						
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	61	74	89	0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

While there is a Public Housing Agency (PHA) that administers the Section 8 Program in Savannah, DCA's UA is a more feasible study for our transaction; therefore are using DCA's published 2017 UA.

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	12	84	48	0	144
0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	7,800	71,400	52,800	0	132,000
0	0	0	0	0	0
0	7,800	71,400	52,800	0	132,000
0	0	0	0	0	0
0	7,800	71,400	52,800	0	132,000
0	0	0	0	0	0
0	7,800	71,400	52,800	0	132,000

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

29,097

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	80,627
Maintenance Salaries & Benefits	50,400
Support Services Salaries & Benefits	30,000
Other (describe here)	
Subtotal	161,027

On-Site Office Costs

Office Supplies & Postage	5,000
Telephone	10,000
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	5,160
Other (describe here)	
Subtotal	20,160

Maintenance Expenses

Contracted Repairs	30,000
General Repairs	
Grounds Maintenance	15,000
Extermination	20,000
Maintenance Supplies	7,000
Elevator Maintenance	5,760
Redecorating	
Other (describe here)	
Subtotal	77,760

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	
Accounting	
Advertising	18,000
Other (describe here)	
Subtotal	18,000

Utilities (Avg\$/mth/unit)

Electricity	21	36,000
Natural Gas	0	
Water&Swr	63	109,600
Trash Collection		
Other (describe here)		
Subtotal		145,600

Taxes and Insurance

Real Estate Taxes (Gross)*	140,880
Insurance**	50,400
Other (describe here)	
Subtotal	191,280

Management Fee:

	82,803
618.30	Average per unit per year
51.53	Average per unit per month

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

TOTAL OPERATING EXPENSES **696,630**

Average per unit 4,837.71
Total OE Required 576,000

Replacement Reserve (RR) **36,000**

Proposed average 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	144 units x \$250 =	36,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	144	36,000

TOTAL ANNUAL EXPENSES **732,630**

V. APPLICANT COMMENTS AND CLARIFICATIONS

The calculation for Taxes, as prepared by Appraiser is included in Tab 1. The Impact fees and insurance calculations are also included in Tab 1.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.72%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	1,454,832	1,483,929	1,513,607	1,543,879	1,574,757	1,606,252	1,638,377	1,671,145	1,704,568	1,738,659
Ancillary Income	29,097	29,679	30,272	30,878	31,495	32,125	32,768	33,423	34,091	34,773
Vacancy	(103,875)	(105,953)	(108,072)	(110,233)	(112,438)	(114,686)	(116,980)	(119,320)	(121,706)	(124,140)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(613,827)	(632,242)	(651,209)	(670,745)	(690,868)	(711,594)	(732,942)	(754,930)	(777,578)	(800,905)
Property Mgmt	(82,803)	(84,459)	(86,148)	(87,871)	(89,629)	(91,421)	(93,250)	(95,115)	(97,017)	(98,958)
Reserves	(36,000)	(37,080)	(38,192)	(39,338)	(40,518)	(41,734)	(42,986)	(44,275)	(45,604)	(46,972)
NOI	647,424	653,874	660,258	666,569	672,799	678,942	684,987	690,928	696,754	702,457
Mortgage A	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cash Flow	86,993	93,443	99,828	106,139	112,369	118,512	124,557	130,497	136,324	142,026
DCR Mortgage A	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.26	1.27	1.28
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.26	1.27	1.28
Oper Exp Coverage Ratio	1.88	1.87	1.85	1.84	1.82	1.80	1.79	1.77	1.76	1.74
Mortgage A Balance	10,475,355	10,368,053	10,256,101	10,139,296	10,017,430	9,890,283	9,757,625	9,619,218	9,474,813	9,324,150
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.72%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,773,432	1,808,901	1,845,079	1,881,980	1,919,620	1,958,012	1,997,173	2,037,116	2,077,858	2,119,416
Ancillary Income	35,469	36,178	36,902	37,640	38,392	39,160	39,943	40,742	41,557	42,388
Vacancy	(126,623)	(129,156)	(131,739)	(134,373)	(137,061)	(139,802)	(142,598)	(145,450)	(148,359)	(151,326)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(824,932)	(849,680)	(875,171)	(901,426)	(928,468)	(956,322)	(985,012)	(1,014,563)	(1,044,999)	(1,076,349)
Property Mgmt	(100,937)	(102,955)	(105,015)	(107,115)	(109,257)	(111,442)	(113,671)	(115,944)	(118,263)	(120,629)
Reserves	(48,381)	(49,832)	(51,327)	(52,867)	(54,453)	(56,087)	(57,769)	(59,503)	(61,288)	(63,126)
NOI	708,028	713,456	718,729	723,839	728,773	733,519	738,065	742,399	746,506	750,373
Mortgage A	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cash Flow	147,597	153,025	158,298	163,408	168,342	173,089	177,635	181,969	186,076	189,942
DCR Mortgage A	1.29	1.30	1.31	1.32	1.32	1.33	1.34	1.35	1.36	1.36
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.29	1.30	1.31	1.32	1.32	1.33	1.34	1.35	1.36	1.36
Oper Exp Coverage Ratio	1.73	1.71	1.70	1.68	1.67	1.65	1.64	1.62	1.61	1.60
Mortgage A Balance	9,166,957	9,002,952	8,831,839	8,653,311	8,467,046	8,272,708	8,069,948	7,858,401	7,637,686	7,407,406
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.72%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	2,161,804	2,205,040	2,249,141	2,294,124	2,340,006	2,386,806	2,434,542	2,483,233	2,532,898	2,583,556
Ancillary Income	43,236	44,101	44,983	45,882	46,800	47,736	48,691	49,665	50,658	51,671
Vacancy	(154,353)	(157,440)	(160,589)	(163,800)	(167,076)	(170,418)	(173,826)	(177,303)	(180,849)	(184,466)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,108,640)	(1,141,899)	(1,176,156)	(1,211,441)	(1,247,784)	(1,285,217)	(1,323,774)	(1,363,487)	(1,404,392)	(1,446,524)
Property Mgmt	(123,041)	(125,502)	(128,012)	(130,572)	(133,184)	(135,847)	(138,564)	(141,336)	(144,162)	(147,046)
Reserves	(65,020)	(66,971)	(68,980)	(71,049)	(73,181)	(75,376)	(77,637)	(79,966)	(82,365)	(84,836)
NOI	753,986	757,329	760,387	763,144	765,581	767,684	769,432	770,805	771,788	772,355
Mortgage A	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cash Flow	193,556	196,899	199,957	202,713	205,151	207,253	209,001	210,375	211,357	211,924
DCR Mortgage A	1.37	1.38	1.38	1.39	1.39	1.39	1.40	1.40	1.40	1.40
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.37	1.38	1.38	1.39	1.39	1.39	1.40	1.40	1.40	1.40
Oper Exp Coverage Ratio	1.58	1.57	1.55	1.54	1.53	1.51	1.50	1.49	1.47	1.46
Mortgage A Balance	7,167,146	6,916,474	6,654,938	6,382,068	6,097,372	5,800,338	5,490,431	5,167,094	4,829,744	4,477,774
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	10,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.72%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	2,635,227	2,687,931	2,741,690	2,796,524	2,852,454
Ancillary Income	52,705	53,759	54,834	55,930	57,049
Vacancy	(188,155)	(191,918)	(195,757)	(199,672)	(203,665)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,489,919)	(1,534,617)	(1,580,655)	(1,628,075)	(1,676,917)
Property Mgmt	(149,987)	(152,986)	(156,046)	(159,167)	(162,350)
Reserves	(87,381)	(90,003)	(92,703)	(95,484)	(98,349)
NOI	772,488	772,166	771,363	770,056	768,222
Mortgage A	(550,431)	(550,431)	(550,431)	(550,431)	(550,431)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cash Flow	212,058	211,735	210,932	209,626	207,792
DCR Mortgage A	1.40	1.40	1.40	1.40	1.40
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.40	1.40	1.40	1.40	1.40
Oper Exp Coverage Ratio	1.45	1.43	1.42	1.41	1.40
Mortgage A Balance	4,110,550	3,727,412	3,327,670	2,910,603	2,475,462
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="10,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-0.72%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="6.00%"/>
Expense Growth Rate (3.00%)	<input type="text" value="No"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value=""/>
Percent of Effective Gross Income	<input type="text" value="Yes"/>	--> If Yes, indicate actual percentage:	<input type="text" value="6.000%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

<p>The terms of the Deferred Developer Fee are in the Development Services Agreement between Commonwealth Development Corporation and Preserve at Chatham Parkway Redevelopment LLC. A copy of the agreement is included in Tab 1.</p> <p>There is no cell within this pro forma tab to include Deferred Fee payments. An Amort schedule is also included in Tab 1.</p>	
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PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, 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

There are no commitments indicated as 'Under Consideration'. All financial commitments are located in Tab 1.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

2 COST LIMITS

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

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

	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>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
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>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
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>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	0	104,177 x 0 units = 0	0	0	114,594 x 0 units = 0
	1 BR	1	12	145,848 x 12 units = 1,750,176	0	0	160,432 x 0 units = 0
	2 BR	2	84	187,519 x 84 units = 15,751,596	0	0	206,270 x 0 units = 0
	3 BR	3	48	250,025 x 48 units = 12,001,200	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>	<i>144</i>	<i>29,502,972</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type		144	29,502,972	0	0	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Savannah

Tot Development Costs:

24,695,465

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

29,502,972

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

DCA's Comments:

Threshold Justification per Applicant
The project is within the DCA defined cost limits.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

DCA's Comments:

Threshold Justification per Applicant
This proposed project is a rental apartment community with Family tenancy.

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:

Monthly Birthday Celebrations

Computer Training

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

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

C.

DCA's Comments:

Threshold Justification per Applicant
The required services for residents will be coordinated by the on-site Manager and Community Engagement

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

5 MARKET FEASIBILITY

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

	A. Real Property Research Group, Inc.		
	B. 11-12 Months		
	C. 94.50%		
	D. 12.10%		

Pass?

--

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.

Yes

Threshold Justification per Applicant

Please see the attached Market Study provided in Tab 5. No LIHTC communities have been allocated within close proximity of the area since 2013 (per market analyst).

DCA's Comments:

6 APPRAISALS

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

	Appraiser's Name: <table border="1" style="display: inline-table;"><tr><td style="width: 200px; height: 20px;"></td></tr></table>			
	A. No			
	B. No			
	1)			
	2)			
	3)			
	4)			
	C.			
	D.			
	1)			
	2)			
	3)			

Pass?

--

Threshold Justification per Applicant

This project does not require an appraisal as there is not an identity of interest between buyer and seller

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, 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. **EBI Consulting**

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) **EBI Consulting**

2) **67.7 db**

Mitigate by reducing the interior noise level for only one of the 5 buildings located at eastern most of the site facing Chatham Parkway

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?

1) **No**
2) **Yes**
a) **5.000%**

- 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?

b) **No**
c) **No**
3) **No**

4) State Waters/Streams/Buffers and Setbacks area?

a) **30.000%**
b) **No**
c) **No**

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

- 1) Lead-based paint? **No**
- 2) Noise? **Yes**
- 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:

NA

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, 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.

Please refer to Tab 7 for all the supporting documentation for the environmental requirements. The Noise Study is included as part of the Environmental Phase I.

The 15.907 acre apartment tract is part of a 60.90 acre portion of former Hendrix Machinery Tract that included two parcels, A and B. The 15.907 acre site contains 9.00 acres of floodplain (BFE 11) and has a drainage ditch to direct existing site runoff from the upland areas to the floodplain and wetlands. The wetland area on the site is 7.0 acres that is contained within the floodplain area and will not be disturbed as part of this development. The 8-step process will be completed prior to Closing and submitted with the Construction Documentations. The Applicant is not seeking nor has been awarded any federal funds, including HOME funds, directly from DCA and therefore is not including any HUD/HOME environmental documents.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, 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.	
B.	<<Select>>
C.	
D.	No

Threshold Justification per Applicant

The purchase agreement and its amendments are included in Tab 8

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

All public roadways providing access to the sites are paved. Please refer to Tab 9 for drawings indicating the paved roads.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

Verification for zoning designations are located in Tab 10.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, 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

Atlanta Gas and Light
Georgia Power

Pass?		
1)	Yes	
2)	Yes	

Please refer to Tab 11 for documentation addressing utilities.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

- A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?
- B. Check all that are available to the site and enter provider name:
1) Public water
2) Public sewer

City of Savannah
City of Savannah

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

Threshold Justification per Applicant

Please refer to Tab 12 for documentation confirming availability of water and sanitary sewer.

DCA's Comments:

13 REQUIRED AMENITIES

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

- A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):
1) Community area (select either community room or community building):
2) Exterior gathering area (if "Other", explain in box provided at right):
3) On site laundry type:

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

Pass?		
A.	No	
	Agree	

- B. 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) Fitness Room		
2) Equipped Computer room		

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

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

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

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

- 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

All required and additional amenities are located in Tab 15 on the Conceptual Site Development Plan.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

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

Threshold Justification per Applicant

NA The proposed project is New Construction

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

The Conceptual Site Development Plan that conforms to the 2017QAP requirements is located in Tab 15

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

Pass?	
A.	Agree
B.	Agree

Threshold Justification per Applicant

The applicant & architect have reviewed the building sustainability requirements set forth in the QAP and DCA Architectural Manual and agree that the final construction documents will meet all requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- 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?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	8	8	5%
1) b. Roll-In Showers	4	4	40%
2) Sight / Hearing Impaired	3	3	2%

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Zeffert**

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

Threshold Justification per Applicant

The applicant & architect have reviewed all accessibility requirements and agree that the final construction documents will meet all requirements. The applicant has worked with a DCA-qualified consultant, Zeffert, and will ensure the accessibility work scope meets the requirements for family tenancy.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, 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:
- B. Non-profit's Website:
- 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 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

N/A - The applicant is not a non-profit.

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

N/A - The applicant is not a CHDO

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?		

Threshold Justification per Applicant

N/A - None of the above legal opinions are required for the project.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Preserve at Chatham Parkway, Savannah, Chatham County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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24 RELOCATION AND DISPLACEMENT OF TENANTS

A. Does the Applicant anticipate displacing or relocating any tenants?

B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?

If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).

2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?

3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?

C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?

D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

1) Number of Over Income Tenants

4) Number of Down units

2) Number of Rent Burdened Tenants

5) Number of Displaced Tenants

3) Number of Vacancies

E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

1) Individual interviews

3) Written Notifications

2) Meetings

4) Other - describe in box provided:

--

Threshold Justification per Applicant

N/A - The project is new construction on vacant land, and there are no existing tenants.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?

B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?

C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?

D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?

E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?

F. Includes making applications for affordable units available to public locations including at least one that has night hours?

G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?

H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

Threshold Justification per Applicant

Applicant is familiar with and has prepared multiple AFFH Marketing plans. Applicant is able to leverage the experience of the affiliated management company to ensure compliance with the requirements.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Applicant is obtaining both a first mortgage and a soft second mortgage in addition to requesting tax credits.

DCA's Comments:

Pass?	
A.	
B1)	
2)	
3)	
C.	

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

Pass?	
-------	--