

**Project Narrative**  
Havenwood Columbus  
Columbus, Muscogee County

Havenwood Columbus, LP ("Havenwood") is a proposed 80 unit new construction senior development which will compete in the Flex Pool. Havenwood Columbus will be located on site that is just under 5 acres. The site is located at 6000 Warm Springs Road in the city limits of Columbus, Georgia in Muscogee County. The property is in a prime location within 2 miles of multiple desirable characteristics including but not limited to a grocery store, a public park, a dialysis center, restaurants, churches and a daycare.

The proposed project will have one 3-story elevator assisted building and three 1-story cottage style row-house buildings. All units will be accessible and adaptable to those with disabilities. The outside of the buildings will consist of at least 40% brick and fiber cement siding. Havenwood will participate in Enterprise Foundation Green Communities and achieve 10 points over the minimum requirement.

Havenwood will have several amenities targeted towards an elderly population. The amenities include but are not limited to:

- Community room for community events and health education seminars
- Fitness center with age appropriate exercise equipment
- Covered porch
- Fully equipped computer center
- Equipped room to be used for private medical screenings with a health care provider
- Community Garden

The proposed project will also have a bus stop on site making it very easy for residents to get to public transportation.

As stated above, the community will have a total of 80 units for low income and market rate tenants. The unit mix is as follows:

- 20 – 1 bedroom / 1 bathroom units
- 60 – 2 bedroom / 1 bathroom units

The market feasibility analysis shows an overall capture rate of 22% for the tax credit units and 4.8% for the market rate units. This strongly demonstrates need for not just affordable housing in Columbus but for housing in general.

The proposed project will be partially financed with a HUD 221(d)(4) 1st position construction and permanent loan in an amount that exceeds 15% of Total Development Costs and has obtained a "serious consideration" letter from HUD and a preliminary commitment from a HUD lender. HUD's 221(d)(4) program requires that the Head of Household in each unit be age 62 or older but will not allow a property to "discriminate" with regards to the age of additional residents in a unit. This does not match DCA's definition of "Elderly" that states that all residents in a Elderly development be age 62 or older. Havenwood Columbus will lease all units to a head of household age 62 or older and will comply with the rules of HUD's 221(d)(4) program. The project will also have a 2nd position construction loan from Sterling Bank. Affordable Equity Partners will provide the Federal and State tax credit equity.

Havenwood has signed a memorandum of understanding with a qualified health provider who will provide health screenings and health education on a monthly basis to the tenants.

Havenwood Columbus is Phase I of a phased development.

**PART ONE - PROJECT INFORMATION - 2017-063 Havenwood Columbus, Columbus, Muscogee 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:

**2017-063**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 950,000	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> <b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	N/A N/A - no pre-app

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

Project Name previously used: \_\_\_\_\_ DCA Project Nbr previously assigned: \_\_\_\_\_

Has the Project Team changed?  No  Yes. If No, what was the DCA Qualification Determination for the Team in that review? **Qualified w/out Conditions**

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Maxwell Elbe		Title	Principal
Address	1831 Village Crossing Dr.		Direct Line	(678) 895-6172
City	Charleston		Fax	
State	SC	Zip+4	29492-8540	Cellular
Office Phone	(678) 895-6172	Ext.		(678) 895-6172
		E-mail	max@lchousing.com	

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

**IV. PROJECT LOCATION**

Project Name	Havenwood Columbus		Phased Project?	Yes- w/Master Plan
Site Street Address (if known)	6000 Warm Springs Road		DCA Project Nbr of previous phase:	N/A
Nearest Physical Street Address *	6000 Warm Springs Road		Scattered Site?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Nbr of Sites N/A
Site Geo Coordinates (##.#####)	Latitude: 32.547709	Longitude: -84.887157	Acreage	4.9930
City	Columbus	9-digit Zip**	31909-4312	Census Tract Number
Site is predominantly located:	Within City Limits	County	Muscogee	101.06
In USDA Rural Area?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	In DCA Rural County?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Overall: Urban
	Congressional	State Senate	State House	QCT? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes DDA? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	2	29	136	HUD SA: <b>MSA</b> <b>Columbus</b>

\* If street number unknown

Legislative Districts \*\*

Congressional	State Senate	State House
2	29	136

If on boundary, other district: \_\_\_\_\_

**Political Jurisdiction**

City of Columbus	Website	http://www.columbusga.org/
Name of Chief Elected Official	Title	Mayor
Address	City	Columbus
100 10th Street, 6th Floor, Government Center Tower	Email	ttomlinson@columbusga.org
Zip+4	Phone	(706) 653-4712
31901-2736		

\*\* Must be verified by applicant using following websites:

- Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>
- Legislative Districts: <http://volesmart.org/>

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	80	Adaptive Reuse:	<i>Non-historic</i>	0	<i>Historic</i>	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

**PART ONE - PROJECT INFORMATION - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

<b>B. Mixed Use</b>	No	
<b>C. Unit Breakdown</b>	PBRA	
Number of Low Income Units	56	0
Number of 50% Units	16	0
Number of 60% Units	40	0
Number of Unrestricted (Market) Units	24	
Total Residential Units	80	
Common Space Units	0	
Total Units	80	
<b>E. Buildings</b>		
Number of Residential Buildings	4	
Number of Non-Residential Buildings	0	
Total Number of Buildings	4	
<b>F. Total Residential Parking Spaces</b>	106	

<b>D. Unit Area</b>	
Total Low Income Residential Unit Square Footage	46,760
Total Unrestricted (Market) Residential Unit Square Footage	20,040
Total Residential Unit Square Footage	66,800
Total Common Space Unit Square Footage	0
Total Square Footage from Units	66,800
Total Common Area Square Footage from Nonresidential areas	14,551
Total Square Footage	81,351

(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) Other

If Other, specify: HUD 221(d)(4) Elderly - See Comment

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP		Other	80
% of Total Units		5.0%	Required:	5%
% of Units for the Mobility-Impaired		50.0%	Required:	40%
% of Total Units		2.5%	Required:	2%

<b>B. Mobility Impaired</b>	Nbr of Units Equipped:	4
Roll-In Showers	Nbr of Units Equipped:	2
<b>C. Sight / Hearing Impaired</b>	Nbr of Units Equipped:	2

**VII. RENT AND INCOME ELECTIONS**

<b>A. Tax Credit Election</b>	40% of Units at 60% of AMI	
<b>B. DCA HOME Projects Minimum Set-Aside Requirement (Rent &amp; Income)</b>	20% of HOME-Assisted Units at 50% of AMI	

**VIII. SET ASIDES**

<b>A. LIHTC:</b>	Nonprofit	No
<b>B. HOME:</b>	CHDO	No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Flexible

**X. TAX EXEMPT BOND FINANCED PROJECT**

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



**PART ONE - PROJECT INFORMATION - 2017-063 Havenwood Columbus, Columbus, Muscogee 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
Lowcountry Housing Communities GA, LLC	Havenwood Cartersville	Direct	7		
			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 - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

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

**C. Is there a Tenant Ownership Plan?**  No

**D. Is the Project Currently Occupied?**  No

If Yes ----->:

Total Existing Units	
Number Occupied	
% Existing Occupied	

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

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

**F. Projected Place-In-Service Date**

Acquisition	
Rehab	
New Construction	June 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

**XV. DCA COMMENTS - DCA USE ONLY**

<p>1. Yes answer under "Phased Project?" indicates this is the first phase of a multi-phase development.</p> <p>2. The Applicant selects "Other" under tenancy type. The reasoning for this is that our property will be partially financed under HUD's 221(d)(4) program. HUD's 221(d)(4) program requires that the Head of Household in each unit be age 62 or older but will not allow a property to "discriminate" with regards to the age of additional residents in a unit. This does not match DCA's definition of "Elderly" that states that all residents in a Elderly development be age 62 or older. Havenwood Columbus will lease all units to a head of household age 62 or older but will allow other occupants to be any age. Per DCA's instructions, we selected "Other" as tenancy type and explained the reasoning in this comment box.</p>	
---	--

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

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

**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

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

Havenwood Columbus, LP				Name of Principal		Maxwell Elbe
1831 Village Crossing Dr.				Title of Principal		Principal
Charleston		Fed Tax ID:		Direct line		(678) 895-6172
SC	Zip+4	29492-8540	Org Type:	For Profit	Cellular	
(678) 895-6172		E-mail		max@lchousing.com		

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Muscogee Housing GP, LLC				Name of Principal		Maxwell Elbe
1831 Village Crossing Dr.				Title of Principal		Principal
Charleston		Website		Direct line		(678) 895-6172
SC	Zip+4	29492-8540	www.lchousing.com	Cellular		(678) 895-6172
(678) 895-6172		E-mail		max@lchousing.com		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

**2. LIMITED PARTNERS (PROPOSED OR ACTUAL)**

**a. Federal Limited Partner**

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

Affordable Equity Partners, Inc.				Name of Principal		Brian Kimes
206 Peach Way				Title of Principal		Vice President
Columbia		Website		Direct line		(573) 443-2021
MO	Zip+4	65203-4924	www.aepartners.com	Cellular		(573) 424-8811
(573) 443-2021		E-mail		bkimes@aepartners.com		

**b. State Limited Partner**

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

Affordable Equity Partners, Inc.				Name of Principal		Brian Kimes
206 Peach Way				Title of Principal		Vice President
Columbia		Website		Direct line		(573) 443-2021
MO	Zip+4	65203-4924	www.aepartners.com	Cellular		(573) 424-8811
(573) 443-2021		E-mail		bkimes@aepartners.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

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

**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Lowcountry Housing Communities GA, LLC				Name of Principal	Maxwell Elbe
1831 Village Crossing Dr.				Title of Principal	Principal
Charleston	Website	www.lchousing.com		Direct line	(678) 895-6172
SC	Zip+4	29492-8540		Cellular	(678) 895-6172
(678) 895-6172	E-mail	max@lchousing.com			

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

Josh Thomason				Name of Principal	
295 W Crossville Rd, Suite 720				Title of Principal	Josh Thomason
Roswell	Website	piedmonthousinggroup.com		Direct line	(404) 202-1357
GA	Zip+4	30075-6229		Cellular	(404) 202-1357
(404) 202-1357	E-mail				

**B. GENERAL CONTRACTOR**

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

Fairway Construction				Name of Principal	Will Markel
206 Peach Way				Title of Principal	Vice President
Columbia	Website	www.fairwayconstruction.net		Direct line	(573) 443-2021
MO	Zip+4	65203-4924		Cellular	
(573) 443-2021	E-mail	wmarkel@jesmith.com			

**C. MANAGEMENT COMPANY**

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

Fairway Management				Name of Principal	Ryan Stevens
206 Peach Way				Title of Principal	Director of Operations
Columbia	Website	www.fairwaymanagement.com		Direct line	(573) 443-2021
MO	Zip+4	65203-4924		Cellular	(573) 268-3474
(573) 443-2021	E-mail	rstevens@fairwaymanagement.com			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

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

<b>D. ATTORNEY</b>	Coleman Talley			Name of Principal	Greg Clark
Office Street Address	910 North Patterson Street			Title of Principal	Partner
City	Valdosta	Website	www.colemantalley.com		Direct line
State	GA	Zip+4	31601-4531		Cellular
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	greg.clark@colemantalley.com		

<b>E. ACCOUNTANT</b>	Aprio			Name of Principal	Frank Gudger
Office Street Address	5 Concourse Parkway Suite 1000			Title of Principal	Partner in Charge
City	Atlanta	Website	www.aprio.com		Direct line
State	GA	Zip+4	30328-6132		Cellular
10-Digit Office Phone / Ext.	(404) 892-9651	E-mail	frank.gudger@aprio.com		

<b>F. ARCHITECT</b>	Martin Riley Associates – Architects, P.C.			Name of Principal	Mike Riley
Office Street Address	215 Church Street			Title of Principal	Partner
City	Decatur	Website	www.martin-riley.com		Direct line
State	GA	Zip+4	30030-3330		Cellular
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

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

<b>A. LAND SELLER</b> (If applicable)	Ben Frank Billings III, India Ruth C	Principal	India Billings, Ben Billings III & Ben Eric	10-Digit Phone / Ext.	(706) 577-7997
Office Street Address	6361 Talokas Lane D-200			City	Columbus
State	GA	Zip+4	31909-5652	E-mail	benbillings@bellsouth.net

**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?	Yes	Affordable Equity Partners, Inc., the investor which will own 99.99% of the partnership that owns the property, and Fairway Construction are part of a family of companies under the JES Holdings, LLC.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	Yes	Affordable Equity Partners, Inc., the syndicator, and Fairway Construction are part of a family of companies under the JES Holdings, LLC.
7. Developer and Consultant?	No	
8. Other	Yes	Affordable Equity Partners, Inc., Fairway Management and Fairway Construction are part of a family of companies under the JES Holdings, LLC.



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

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

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

**C. ADDITIONAL INFORMATION**

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

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS - DCA USE ONLY**

<p>The Managing General Partner has an identity of interest with the Developer. The Federal Limited Partner, State Limited Partner, Contractor and Management Company all have identity of interests with one another.</p> <p>Consulting information can be foind in Tab 19, Item 19.</p>	
---	--

**PART THREE - SOURCES OF FUNDS - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. GOVERNMENT FUNDING SOURCES (check all that apply)**

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		Yes	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify <b>Administrator</b> 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	Lancaster Pollard - HUD 221(d)(4)	2,375,000	4.750%	18
Mortgage B	Sterling Bank	5,713,484	6.000%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Lowcountry Housing Communities GA, LLC	817,606		
Federal Housing Credit Equity	Affordable Equity Partners, Inc.	1,880,620		
State Housing Credit Equity	Affordable Equity Partners, Inc.	897,750		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>11,684,460</b>		
Total Construction Period Costs from Development Budget:		<b>11,684,460</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>(0)</b>		

**PART THREE - SOURCES OF FUNDS - 2017-063 Havenwood Columbus, Columbus, Muscogee 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)	Lancaster Pollard - HUD 221(d)(4)	2,375,000	4.750%	40	40	132,741	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	5.05% Lowcountry Housing Communities GA, LLC	82,850	0.000%	15		36,284	Cash Flow

Total Cash Flow for Years 1 - 15: 471,305  
 DDF Percent of Cash Flow (Yrs 1-15) **17.579%** 17.579%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners, Inc.	7,522,480					
State Housing Credit Equity	Affordable Equity Partners, Inc.	3,591,000					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		<b>13,571,330</b>					
Total Development Costs from Development Budget:		<b>13,571,330</b>					
Surplus/(Shortage) of Permanent funds to development costs:		<b>0</b>					

\*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**

The Federal syndicator is going to pay \$.80 for 98.98% of the Federal LIHTC. The State syndicator is going to pay \$.37 for 100% of the State LIHTC and \$.80 for 1% of the Federal LIHTC.

**PART FOUR - USES OF FUNDS - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				6,000	6,000				
Market Study				7,000	7,000				
Environmental Report(s)				7,500	7,500				
Soil Borings				6,500	6,500				
Boundary and Topographical Survey				5,400	5,400				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>32,400</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				998,600				998,600	
Site Demolition				24,000				24,000	
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>1,022,600</b>	<b>-</b>	<b>-</b>	<b>1,022,600</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	275,265		1,374,400	1,200,000			174,400	
Site Construction (Off-site)				5,000				5,000	
				<b>Subtotal</b>	<b>1,379,400</b>	<b>-</b>	<b>-</b>	<b>179,400</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				6,126,890	6,126,890				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>6,126,890</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		450,377	450,377				
Builder Overhead	6.000%	450,377	6.000%	150,126	150,126				
General Requirements*	2.000%	150,126	2.000%	450,377	450,377				
	6.000%	450,377	6.000%						
*See QAP: General Requirements policy	<b>14.000%</b>	<b>1,050,881</b>		<b>Subtotal</b>	<b>1,050,881</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>		<b>Average TCHC:</b>		106,964.63 per Res'l unit		105.19 per total sq ft			
8,557,170.60				128.10 per Res'l unit SF					
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency		5.00%		427,859	427,859				

**PART FOUR - USES OF FUNDS - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	68,500	68,500			
Construction Loan Interest	343,866	312,568			31,299
Construction Legal Fees	38,000	38,000			
Construction Period Inspection Fees	27,000	27,000			
Construction Period Real Estate Tax	4,500	4,500			
Construction Insurance	15,400	15,400			
Title and Recording Fees	5,000	5,000			
Payment and Performance bonds	42,786	42,786			
Other:					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>545,052</b>	<b>513,753</b>	<b>-</b>	<b>-</b>	<b>31,299</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	120,960	120,960			
Architectural Fee - Supervision	35,200	35,200			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	37,990	37,990			
Accessibility Inspections and Plan Review	6,500	6,500			
Construction Materials Testing	25,000	25,000			
Engineering	50,000	50,000			
Real Estate Attorney	48,000	38,000			10,000
Accounting	22,500	22,500			
As-Built Survey	4,000	4,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>370,150</b>	<b>360,150</b>	<b>-</b>	<b>-</b>	<b>10,000</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 2,770					
Building Permits	52,702	52,702			
Impact Fees	-	-			
Water Tap Fees waived? <input type="text" value="No"/>	124,925	124,925			
Sewer Tap Fees waived? <input type="text" value="No"/>	44,000	44,000			
<b>Subtotal</b>	<b>221,627</b>	<b>221,627</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	59,375				59,375
Permanent Loan Legal Fees	15,000				15,000
Title and Recording Fees	15,000				15,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: 221(d)(4) FHA Fees	35,625				35,625
<b>Subtotal</b>	<b>125,000</b>				<b>125,000</b>

**PART FOUR - USES OF FUNDS - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
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						
LIHTC Allocation Processing Fee	76,000	76,000				76,000
LIHTC Compliance Monitoring Fee	64,000	64,000				64,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	149,500				149,500
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		5,000				5,000
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	5,000				5,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	50.000%	819,961	819,961			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	50.000%	819,961	819,961			
	<b>Subtotal</b>	1,639,921	1,639,921	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		30,000				30,000
Rent-Up Reserves	85,400	85,400				85,400
Operating Deficit Reserve:	237,170	237,170				237,170
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 750	60,000	60,000			
Other: <u>Additional FHA Reserve</u>		45,436				45,436
	<b>Subtotal</b>	458,006	60,000	-	-	398,006
		<b>OTHER COSTS</b>				
Relocation		17,044				17,044
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	17,044	-	-	-	17,044
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>13,571,330</b>	<b>11,633,481</b>	-	-	<b>1,937,849</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	169,641.62	<b>Square Foot:</b>	166.82		

**PART FOUR - USES OF FUNDS - 2017-063 Havenwood Columbus, Columbus, Muscogee 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

**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  
**Total Basis Method Tax Credit Calculation**

Type:

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	11,633,481	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	11,633,481	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	15,123,525	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	70.00%	70.00%	70.00%
Qualified Basis	10,586,467	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	952,782	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>952,782</b>		

**III. TAX CREDIT CALCULATION - GAP METHOD**

**Equity Gap Calculation**

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.

Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)

Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

Enter Final Federal and State Equity Factors (not including GP contribution)

**Total Gap Method Tax Credit Calculation**

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

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

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

13,575,640	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):			
13,571,330					
2,375,000					
11,196,330	Funding Amount	<input type="text" value="0"/>	Hist Desig	<input type="text" value=""/>	
/ 10					
1,119,633	Federal	<input type="text" value="0.8000"/>	+	State	<input type="text" value="0.3700"/>
1.1700	=				
<b>956,951</b>					
<b>950,000</b>					
<b>950,000</b>					
<b>950,000</b>					

PART FOUR - USES OF FUNDS - 2017-063 Havenwood Columbus, Columbus, Muscogee County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard cost estimates provided by experienced multi-family construction company.

See Tab 1 in this application for a breakout of Local Government Fees.

Construction Period Interest estimated based on construction loan interest rate and timing of equity pay-ins. Construction loan fee based upon amount in preliminary debt commitment.

Professional Costs and Fees amounts estimated based upon other deals in owner's portfolio.



**PART FOUR (b) - OTHER COSTS - 2017-063 - Havenwood Columbus - Columbus - Muscogee, County**

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

0

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**

221(d)(4) FHA Fees

Up Front MIP Fee: \$16,625  
 Application Fee: \$7,125  
 Inspection Fee: \$11,875  
  
 Please see 221(d)(4) commitment Tab 1, Section 10 05

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

<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
<hr/>	

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

Additional FHA Reserve

Please see Lancaster Pollard USDA Commitment in Tab 1, Section 10,05  
  
The "Reserves" required by Lancaster Pollard for the HUD 221d4 Loan total \$368,007. The language in the letter states that the "DCA reserve requirements will satisfy the 221d4 Requirements". The DCA required reserves are the Operating Reserve of \$237,171 and the Rent-up Reserve of \$85,400. The DCA required Reserves total \$322,571. The difference between the HUD221d4 required reserves and the DCA required reserves is \$45,436

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 - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**DCA Utility Region for project: North**

*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

UA Pro - HUD Utility Schedule Model		
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 Heat Pump	X				8	9		
Cooking	Electric	X				4	6		
Hot Water	Electric	X				10	12		
Air Conditioning	Electric	X				9	13		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X				28	34		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes		X						
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>59</b>	<b>74</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

UA Pro - HUD Utility Schedule Model		
January 1, 2017	Structure	1-Story

Utility	Fuel	Paid By (check one)			Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		Efficiency	1	2	3	4
Heat	Electric Heat Pump	X				10	11		
Cooking	Electric	X				4	6		
Hot Water	Electric	X				12	15		
Air Conditioning	Electric	X				9	17		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X				32	40		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes		X						
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>67</b>	<b>89</b>	<b>0</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Applicant is using the UA Pro HUD Utility Model for the 1-story buildings even though they contain 5+ units in order to be conservative.

**DCA COMMENTS**

**PART SIX - PROJECTED REVENUES & EXPENSES - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. RENT SCHEDULE** Do NOT cut, copy or paste cells in this tab. Complete ALL columns. For Common Space (non-income producing) units, select "N/A-CS" for Rent Type and "Common Space" for Employee Unit.

Finish Row!	HOME projects - Fixed or Floating units:					Utility	PBRA	MSA/NonMSA:	AMI	Certified Historic/ Deemed Historic? (See QAP)				
	Are 100% of units HUD PBRA?	No	Max Gross Rent Limit	Pro-posed	Allowance (UA Sched 1 UA, so over-write if UA Sched 2 used)	Provider or Operating Subsidy *** (See note below)	Columbus	51,800						
	Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Gross Rent	Utility Allowance	Operating Subsidy ***	Monthly Net Rent Per Unit	Monthly Net Rent Total	Employee Unit	Building Design Type	Type of Activity	
	50% AMI	1	1.0	4	700	486	67		419	1,676	No	1-Story	New Construction	No
	50% AMI	2	1.0	12	880	583	74		504	6,048	No	3+ Story	New Construction	No
	60% AMI	1	1.0	8	700	583	67		514	4,112	No	1-Story	New Construction	No
	60% AMI	1	1.0	2	700	583	67		419	838	No	1-Story	New Construction	No
	60% AMI	2	1.0	30	880	700	74		616	18,480	No	3+ Story	New Construction	No
1	Unrestricted	1	1.0	6	700	580			580	3,480	No	1-Story	New Construction	No
1	Unrestricted	2	1.0	18	880	690			690	12,420	No	3+ Story	New Construction	No
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
	<<Select>>						0		0	0				
2				<b>TOTAL</b>	80	66,800				<b>MONTHLY TOTAL</b>	47,054			
										<b>ANNUAL TOTAL</b>	564,648			

\*\*\* NOTE: When selecting "PHA Operating Subsidy" in the "PBRA Provider or Operating Subsidy" column above, please also then enter a zero in the "Proposed Gross Rent" column above AND include the PHA operating subsidy amount in the "III. Ancillary and Other Income" section below. Also refer to the Application Instructions provided separately.

II. UNIT SUMMARY

Units:

**NOTE TO APPLICANTS**: If the numbers compiled in this Summary do not appear to match what was entered in the Rent Chart above, please verify that all applicable columns were completed in the rows used in the Rent Chart above.

Low-Income  
 Unrestricted  
 Total Residential  
 Common Space  
 Total  
 PBRA-Assisted  
 (included in LI above)  
 PHA Operating Subsidy-  
 Assisted  
 (included in LI above)  
 Type of Construction Activity  
 New Construction  
 Acq/Rehab  
 Substantial Rehab Only  
 Adaptive Reuse  
 Historic Adaptive Reuse  
 Historic  
 Building Type: Multifamily  
 (for *Utility Allowance* and other purposes)  
 SF Detached  
 Townhome  
 Duplex  
 Manufactured home

60% AMI  
 50% AMI  
 Total  
 60% AMI  
 50% AMI  
 Total  
 60% AMI  
 50% AMI  
 Total  
 Low Inc Unrestricted  
 Total + CS  
 Low Inc Unrestricted  
 Total + CS  
 Low Inc Unrestricted  
 Total + CS  
 1-Story  
*Historic*  
 2-Story  
*Historic*  
 2-Story Wlkp  
*Historic*  
 3+-Story  
*Historic*  
*Historic*  
*Historic*  
*Historic*  
*Historic*  
*Historic*

Efficiency	1BR	2BR	3BR	4BR	Total
0	10	30	0	0	40
0	4	12	0	0	16
0	14	42	0	0	56
0	6	18	0	0	24
0	20	60	0	0	80
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	14	42	0	0	56
0	6	18	0	0	24
0	20	60	0	0	80
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	60	0	0	60
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

(Includes inc-restr mgr units)  
 (no rent charged)



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	20	0	0	0	0	20
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	60	0	0	0	60
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	7,000	26,400	0	0	33,400
0	2,800	10,560	0	0	13,360
0	9,800	36,960	0	0	46,760
0	4,200	15,840	0	0	20,040
0	14,000	52,800	0	0	66,800
0	0	0	0	0	0
0	14,000	52,800	0	0	66,800

**III. ANCILLARY AND OTHER INCOME** (annual amounts)

Ancillary Income

11,293

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	44,000
Maintenance Salaries & Benefits	22,000
Support Services Salaries & Benefits	6,498
<b>Subtotal</b>	<b>72,498</b>

**On-Site Office Costs**

Office Supplies & Postage	6,000
Telephone	1,800
Travel	
Leased Furniture / Equipment	600
Activities Supplies / Overhead Cost	5,500
<b>Subtotal</b>	<b>13,900</b>

**Maintenance Expenses**

Contracted Repairs	6,500
General Repairs	11,000
Grounds Maintenance	12,000
Extermination	7,000
Maintenance Supplies	3,750
Elevator Maintenance	5,000
Redecorating	6,000
Other (describe here)	
<b>Subtotal</b>	<b>51,250</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	600
<b>Subtotal</b>	<b>600</b>

**Professional Services**

Legal	4,000
Accounting	8,500
Advertising	3,000
Healthy Housing	10,200
<b>Subtotal</b>	<b>25,700</b>

**Utilities (Avg\$/mth/unit)**

Electricity	16	15,000
Natural Gas	0	
Water&Swr	33	32,000
Trash Collection		10,000
Cable/Internet		1,200
<b>Subtotal</b>		<b>58,200</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	56,957
Insurance**	24,095
<b>Subtotal</b>	<b>81,052</b>

**Management Fee:**

	<b>38,400</b>
516.13	Average per unit per year
43.01	Average per unit per month

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

**TOTAL OPERATING EXPENSES 341,600**

Average per unit 4,270.00  
 Total OE Required 320,000

**Replacement Reserve (RR) 20,000**

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	80 units x \$250 =	20,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>80</b>	<b>20,000</b>

**TOTAL ANNUAL EXPENSES 361,600**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

See Tab 1, Section 11 07 in this application for support of insurance and real estate taxes. Real estate tax calculation based on other tax credit developments in Muscogee County.

See Tab 1, Section 5 01 for support of Healthy Housing Cost.

The utility allowances and gross rents do not apply to the unrestricted market rate units.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.93%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.17%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	564,648	575,941	587,460	599,209	611,193	623,417	635,885	648,603	661,575	674,807
Ancillary Income	11,293	11,519	11,749	11,984	12,224	12,468	12,718	12,972	13,232	13,496
Vacancy	(40,316)	(41,122)	(41,945)	(42,784)	(43,639)	(44,512)	(45,402)	(46,310)	(47,236)	(48,181)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(303,200)	(312,296)	(321,665)	(331,315)	(341,254)	(351,492)	(362,037)	(372,898)	(384,085)	(395,607)
Property Mgmt	(38,400)	(39,552)	(40,739)	(41,961)	(43,220)	(44,516)	(45,852)	(47,227)	(48,644)	(50,103)
Reserves	(20,000)	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)	(24,597)	(25,335)	(26,095)
NOI	174,025	173,890	173,642	173,279	172,793	172,180	171,431	170,543	169,506	168,316
Mortgage A	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	36,284	36,149	35,901	35,538	35,052	34,439	33,690	32,802	31,765	30,575
DCR Mortgage A	1.31	1.31	1.31	1.31	1.30	1.30	1.29	1.28	1.28	1.27
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.31	1.31	1.31	1.31	1.30	1.30	1.29	1.28	1.28	1.27
Oper Exp Coverage Ratio	1.48	1.47	1.45	1.44	1.42	1.41	1.40	1.38	1.37	1.36
Mortgage A Balance	2,354,632	2,333,275	2,310,881	2,287,400	2,262,779	2,236,963	2,209,894	2,181,510	2,151,748	2,120,542
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.93%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.17%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	688,303	702,069	716,110	730,432	745,041	759,942	775,141	790,644	806,456	822,586
Ancillary Income	13,766	14,041	14,322	14,609	14,901	15,199	15,503	15,813	16,129	16,452
Vacancy	(49,145)	(50,128)	(51,130)	(52,153)	(53,196)	(54,260)	(55,345)	(56,452)	(57,581)	(58,733)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(407,475)	(419,700)	(432,291)	(445,259)	(458,617)	(472,376)	(486,547)	(501,143)	(516,178)	(531,663)
Property Mgmt	(51,606)	(53,155)	(54,749)	(56,392)	(58,083)	(59,826)	(61,621)	(63,469)	(65,373)	(67,335)
Reserves	(26,878)	(27,685)	(28,515)	(29,371)	(30,252)	(31,159)	(32,094)	(33,057)	(34,049)	(35,070)
NOI	166,964	165,443	163,747	161,866	159,794	157,520	155,036	152,335	149,405	146,236
Mortgage A	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	29,223	27,702	26,006	24,125	22,053	19,779	17,295	14,594	11,664	8,495
DCR Mortgage A	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.15	1.13	1.10
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.15	1.13	1.10
Oper Exp Coverage Ratio	1.34	1.33	1.32	1.30	1.29	1.28	1.27	1.25	1.24	1.23
Mortgage A Balance	2,087,820	2,053,510	2,017,534	1,979,812	1,940,258	1,898,784	1,855,297	1,809,698	1,761,886	1,711,752
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.93%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.17%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	839,037	855,818	872,934	890,393	908,201	926,365	944,892	963,790	983,066	1,002,727
Ancillary Income	16,781	17,116	17,459	17,808	18,164	18,527	18,898	19,276	19,661	20,055
Vacancy	(59,907)	(61,105)	(62,328)	(63,574)	(64,846)	(66,142)	(67,465)	(68,815)	(70,191)	(71,595)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(547,613)	(564,041)	(580,963)	(598,391)	(616,343)	(634,833)	(653,878)	(673,495)	(693,700)	(714,511)
Property Mgmt	(69,355)	(71,435)	(73,578)	(75,786)	(78,059)	(80,401)	(82,813)	(85,297)	(87,856)	(90,492)
Reserves	(36,122)	(37,206)	(38,322)	(39,472)	(40,656)	(41,876)	(43,132)	(44,426)	(45,759)	(47,131)
NOI	142,821	139,147	135,203	130,978	126,461	121,640	116,501	111,034	105,222	99,053
Mortgage A	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	5,080	1,406	(2,538)	(6,763)	(11,280)	(16,101)	(21,240)	(26,707)	(32,519)	(38,688)
DCR Mortgage A	1.08	1.05	1.02	0.99	0.95	0.92	0.88	0.84	0.79	0.75
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.08	1.05	1.02	0.99	0.95	0.92	0.88	0.84	0.79	0.75
Oper Exp Coverage Ratio	1.22	1.21	1.20	1.18	1.17	1.16	1.15	1.14	1.13	1.12
Mortgage A Balance	1,659,185	1,604,066	1,546,270	1,485,669	1,422,126	1,355,498	1,285,635	1,212,380	1,135,570	1,055,030
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.93%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.17%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,022,782	1,043,237	1,064,102	1,085,384	1,107,092
Ancillary Income	20,456	20,865	21,282	21,708	22,142
Vacancy	(73,027)	(74,487)	(75,977)	(77,496)	(79,046)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(735,946)	(758,024)	(780,765)	(804,188)	(828,314)
Property Mgmt	(93,207)	(96,003)	(98,883)	(101,850)	(104,905)
Reserves	(48,545)	(50,002)	(51,502)	(53,047)	(54,638)
NOI	92,512	85,586	78,257	70,511	62,330
Mortgage A	(132,741)	(132,741)	(132,741)	(132,741)	(132,741)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(45,229)	(52,155)	(59,484)	(67,230)	(75,410)
DCR Mortgage A	0.70	0.64	0.59	0.53	0.47
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.70	0.64	0.59	0.53	0.47
Oper Exp Coverage Ratio	1.11	1.09	1.08	1.07	1.06
Mortgage A Balance	970,580	882,030	789,181	691,825	589,743
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.93%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.17%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

--	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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*

This application demonstrates that the proposed project is feasible and viable under DCA's rules and requirements that are outlined in the 2017 Qualified Allocation Plan ("QAP"). The application conforms to the 2017 QAP.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
<b>Detached/Semi-Detached</b>		
Efficiency	0	121,194 x 0 units = 0
1 BR	1	158,615 x 0 units = 0
2 BR	2	192,390 x 0 units = 0
3 BR	3	235,232 x 0 units = 0
4 BR	4	276,796 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>
<b>Row House</b>		
Efficiency	0	113,800 x 0 units = 0
1 BR	1	149,219 x 20 units = 2,984,380
2 BR	2	181,518 x 0 units = 0
3 BR	3	223,185 x 0 units = 0
4 BR	4	265,013 x 0 units = 0
<i>Subtotal</i>	<i>20</i>	<i>2,984,380</i>
<b>Walkup</b>		
Efficiency	0	94,582 x 0 units = 0
1 BR	1	130,638 x 0 units = 0
2 BR	2	165,678 x 0 units = 0
3 BR	3	216,331 x 0 units = 0
4 BR	4	269,563 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>		
Efficiency	0	98,067 x 0 units = 0
1 BR	1	137,294 x 0 units = 0
2 BR	2	176,521 x 60 units = 10,591,260
3 BR	3	235,361 x 0 units = 0
4 BR	4	294,201 x 0 units = 0
<i>Subtotal</i>	<i>60</i>	<i>10,591,260</i>
<b>Total Per Construction Type</b>	<b>80</b>	<b>13,575,640</b>

Nbr Units	Unit Cost Limit total by Unit Type
0	133,313 x 0 units = 0
0	174,476 x 0 units = 0
0	211,629 x 0 units = 0
0	258,755 x 0 units = 0
0	304,475 x 0 units = 0
<i>0</i>	<i>0</i>
0	125,180 x 0 units = 0
0	164,140 x 0 units = 0
0	199,669 x 0 units = 0
0	245,503 x 0 units = 0
0	291,514 x 0 units = 0
<i>0</i>	<i>0</i>
0	104,040 x 0 units = 0
0	143,701 x 0 units = 0
0	182,245 x 0 units = 0
0	237,964 x 0 units = 0
0	296,519 x 0 units = 0
<i>0</i>	<i>0</i>
0	107,873 x 0 units = 0
0	151,023 x 0 units = 0
0	194,173 x 0 units = 0
0	258,897 x 0 units = 0
0	323,621 x 0 units = 0
<i>0</i>	<i>0</i>
<b>0</b>	<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Columbus**

Tot Development Costs:

**13,571,330**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**3**

**Project Cost Limit (PCL)**

**13,575,640**

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

DCA's Comments:

As shown above, the project is within DCA's allowable cost limits.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Other**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The Applicant selects "Other" under tenancy type. The reasoning for this is that our property will be partially financed under HUD's 221(d)(4) program. HUD's 221(d)(4) program requires that the Head of Household in each unit be age 62 or older but will not allow a property to "discriminate" with regards to the age of additional residents in a unit. This does not match DCA's definition of "Elderly" that states that all residents in a Elderly development be age 62 or older. Havenwood Columbus will lease all units to a head of household age 62 or older but will allow other occupants to be any age. Per DCA's instructions, we selected "Other" as tenancy type and explained the reasoning in this comment box. Please see Tab 3.

**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?**

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: **Game nights and/or birthday parties every two weeks.**

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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) On-site enrichment classes
- 3) On-site health classes
- 4) Other services approved by DCA

Specify:  
Specify:  
Specify:

**Monthly computer tutoring or budgeting courses**  
**Monthly health education from Columbus Regional Hospital.**

**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:*

As indicated above, the development team agrees to at least 4 basic ongoing services from at least 3 categories for this senior project. See the MOU with the health class provider in tab 40 of this application.

*(Empty area for DCA's Comments)*

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**5 MARKET FEASIBILITY**

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

A.	Novogradac and Company, LLP	
B.	5 months	
C.	94.70%	
D.	21.50%	

Pass?

Project Nbr	Project Name
1	2014-015 BTW - Chapman 2
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*

No developments were funded in Columbus in 2015 or 2016. One development was funded in 2014. That development was a family development with PBRA and will not affect Havenwood Columbus' market. The market study for Havenwood Columbus shows a strong need for affordable senior housing.

*DCA's Comments:*

**6 APPRAISALS**

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

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

Pass?

*Threshold Justification per Applicant*

There is no identity of interest between the buyer and the seller of the land.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Warm Springs Road is the only contributing factor

D. Is the subject property located in a:

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

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

- 1) Lead-based paint? 

Yes	
Yes	
No	
No	
- 2) Noise? 

Yes	
Yes	
No	
No	
- 3) Water leaks? 

No	
No	
No	
No	
- 4) Lead in water? 

No	
No	
No	
No	
- 5) Endangered species? 

No	
No	
No	
Yes	
- 6) Historic designation? 

No	
No	
No	
Yes	
- 7) Vapor intrusion? 

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

No	
No	
No	
Yes	

- 9) Mold? 

No	
No	
No	
No	
- 10) PCB's? 

No	
No	
No	
No	
- 11) Radon? 

No	
No	
No	
No	

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

N/A

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

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

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

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

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

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

*Threshold Justification per Applicant*

We have included an environmental phase I report prepared by GEC in the application. There are no floodplains, streams, wetlands or reportable environmental conditions that affect the site.

A noise mitigation plan can be found in the ESA Tab 7 and can be found separately in Tab 44, Item 3.

*DCA's Comments:*

A. <b>Geotechnical and Environmental Consultants, Inc.</b>	
B. <b>No</b>	
C. <b>Yes</b>	
1) <b>Geotechnical and Environmental Consultants, Inc.</b>	
2) <b>71</b>	

D.	
1) <b>No</b>	
2) <b>No</b>	
a)	
b)	
c)	
3) <b>No</b>	
a)	
b)	
c)	
4) <b>No</b>	

<b>No</b>	
<b>No</b>	
<b>No</b>	
<b>Yes</b>	

<b>No</b>	
<b>No</b>	
<b>No</b>	

1) <b>No</b>	
2) <b>No</b>	
3) <b>No</b>	
G. <b>N/A</b>	

H. <b>&lt;&lt;Select&gt;&gt;</b>	<b>&lt;&lt;Select&gt;&gt;</b>
----------------------------------	-------------------------------

I.	
J.	

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**8 SITE CONTROL**

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

Pass?	
A. <b>Yes</b>	
B. <b>&lt;&lt;Select&gt;&gt;</b>	
C. <b>&lt;&lt;Select&gt;&gt;</b>	
D. <b>No</b>	

*Threshold Justification per Applicant*

An affiliate of the Partnership, LC Land Holdings, LLC entered into an agreement to portion 8.6 acres from the land sellers. Then LC Land Holdings, LLC enter into an Assignment and Assumption Agreement with the Partnership for 4.993 acres for the Partnership's purchase of the land. The land price was broken out pro-rata per acre. Please see the Site Control documents 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. <b>Yes</b>	
B.	
C.	
D.	

*Threshold Justification per Applicant*

Project will have direct access to Warm Springs Road. The conceptual site plan shows two entrances into the project from Warm Springs Road.

*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. <b>Yes</b>	
B. <b>Yes</b>	
C. <b>Yes</b>	
1) <b>Yes</b>	
2) <b>Yes</b>	
3) <b>Yes</b>	
4) <b>Yes</b>	
5) <b>N/Ap</b>	
D. <b>Yes</b>	
E. <b>Yes</b>	

*Threshold Justification per Applicant*

The site is zoned RO (Residential Office). See the zoning letter included in tab 10.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

<<Enter Provider Name Here>>

Pass?

*Threshold Justification per Applicant*

2) Electric

Georgia Power

1) No

2) Yes

The proposed development will not use gas utilities. However, it will have electricity supplied by GA Power. Please see tab 11 for supporting documentation.

*DCA's Comments:*

**12 PUBLIC WATER/SANITARY SEWER/STORM SEWER**

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

Pass?

A1) No

2) Yes

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

1) Public water

Columbus Water Works

B1) Yes

2) Public sewer

Columbus Water Works

2) Yes

*Threshold Justification per Applicant*

Water and sewer services will be provided by the Columbus Water Works. Please see tab 12 for supporting documentation.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

Agree

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 If "Other", explain here

A3) On-site laundry

B. Agree

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

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

Additional Amenities

Additional Amenities (describe in space provided below) Guidebook Met? DCA Pre-approved?

1) Furnished Exercise / Fitness Center		
2) Equipped Computer Center		

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

3)		
4)		

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

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

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b) 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. Agree

1) Yes

2) Yes

3a) Yes

3b)

*Threshold Justification per Applicant*

The proposed project will have 1 3 story building with an elevator providing access to all floors. The other 3 buildings are all 1 story buildings. Other amenities include a wellness center, library, community garden and picnic pavillion.

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

DCA's Comments:

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

Pass?

- 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?

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

- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?  
Name of qualified BPI Building Analyst or equivalent professional:

C.

- 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.

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

Not a rehab.

DCA's Comments:

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

Pass?

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

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

Threshold Justification per Applicant

The conceptual site plan was prepared in accordance with DCA's requirements. All other site maps and pictures meet requirements of the QAP. Please see the plan in tab 15.

DCA's Comments:

**16 BUILDING SUSTAINABILITY**

Pass?

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

A.  Agree   
B.  Agree

Threshold Justification per Applicant

The applicant agrees to both 16 A and 16 B above.

DCA's Comments:



**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**17 ACCESSIBILITY STANDARDS**

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	4	4	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team  
 The DCA qualified consultant will perform the following:
 

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

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

*Threshold Justification per Applicant*

The applicant will employ a qualified accessibility consultant and will follow all required accessibility standards.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

**B. Standard Design Options for All Projects**

1) Exterior Wall Finishes (select one)

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

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

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

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

1)   
 2)

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

*Threshold Justification per Applicant*

Please see architectural documentation included in tab 15 of the application.

*DCA's Comments:*

**19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

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

**F. DCA Final Determination**

*Threshold Justification per Applicant*

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

The project team did not submit a pre-application for Qualification Determination for this specific development. However same exact project team did submit a pre-application for Qualification Determination for another development and DCA deemed the project team to be Qualified-Complete. Therefore, we believe that determination should transfer to this development. We have provided the Qualification Determination received at pre-application for another development in Section 19 along with all other required documentation.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

*Threshold Justification per Applicant*

Pass?		
A. Yes		
B. No		
C. Yes		

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

The project team did not submit a pre-application for Qualification Determination for this specific development. However same exact project team did submit a pre-application for Qualification Determination for another development and DCA deemed the project team to be Qualified-Complete. Therefore, we believe that determination should transfer to this development. We have provided the Qualification Determination received at pre-application for another development in Section 19 along with all other required documentation.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**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 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*

Not applicable.

*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*

Not applicable.

*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*

Not applicable.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

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

1) Number of Over Income Tenants	0		4) Number of Down units	0	
2) Number of Rent Burdened Tenants	0		5) Number of Displaced Tenants	1	
3) Number of Vacancies	0				

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

Yes		Yes	
Yes			

*Threshold Justification per Applicant*

The Applicant is purchasing a parcel of land that has one single family house and two sheds on the property. The house is currently occupied by one of the owner's brother and his family. The family lives in the house rent free with no lease. While the Applicant does not believe that relocation should be triggered under the scenario, it has nonetheless supplied DCA with the appropriate documentation in Tab 24. The single family home will be demolished. The family is over income for the low-income, but this will not trigger a permanent displacement because we have market rate units. However, this development will be for head of households that are 62 and older. None of the current residents are 62 or older. Therefore, they will be permanently displaced.

*DCA's Comments:*

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

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

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

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

*Threshold Justification per Applicant*

If DCA funds the proposed development, the Applicant agrees to submit an AFFH marketing plan that meets 25 a thru 25 H above.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Pass?

**PART EIGHT - THRESHOLD CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

The applicant believes the project meets all of DCA's rules and guidelines. The applicant also believes the costs of the project are reasonable. Therefore, the proposed project should be an optimal utilization of DCA's resources.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>63</b>	<b>22</b>
<b>10</b>	<b>10</b>	<b>10</b>
	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

*Enter "1" for each item listed below.*

	Nbr		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 - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	63	22
	3	2	0

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **80**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
16	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.00%	0.00%

A.	2	0
1.	0	0
2.	2	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%
6	2

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)

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..

Scoring Justification per Applicant

The applicant has submitted 10 desirables which should qualify the Project for 12 desirable points. Also, three of the desirables are within 1/2 mile walking distance along existing Paved Pedestrian Walkways which qualifies the project for the bonus desirable point.

We are unaware of any undesirable/inefficient site activities/characteristics within .25 miles of the project site.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 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.

<b>3</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	



**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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**

**63** **22**

**Yes** **Yes**

- 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.

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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
<b>TOTALS:</b>	<b>92</b>	
	<b>63</b>	<b>22</b>

**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

There is Columbus Metra bus stop located in front of/immediately adjacent to Havenwood Cartersville. The bus stop is located within the City of Columbus' Right of Way. The Applicant will install a small section of sidewalk to tie the on-site sidewalks to the bus stop. The Applicant has included documents proving the right to build the sidewalk in the Right of Way to the bus stop, has budgeted for this small section of sidewalk and has provided a time frame for its construction. This documentation includes the below and can be found in Tab 27 of this application.

1. Letter from the City of Columbus granting the Applicant right to build this section of sidewalk within the Right of Way during the construction of Havenwood Columbus.

2. Letter from the contractor estimating the costs to be \$5,000 (budgeted for as off-site costs in the development budget in this application). This letter also confirms that this sidewalk will be built during construction and completed before the property receives certificates of occupancy.

DCA's Comments:

For ALL options under this scoring criterion, <b>regardless of Competitive Pool chosen</b> , provide the information below for the transit agency/service:	
Columbus METRA Transit System	(706) 225-4581
http://www.columbusga.org/metra/metra.htm	
http://www.columbusga.org/Metra/routes/Route11.pdf	

6	A.	0	0
5	1.		
4	2.		
1	3.		
<b>3</b>	B.	<b>3</b>	0
3	1.	<b>3</b>	
2	2.		
1	3.		
2	4.		

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

<b>2</b>		
----------	--	--

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

**B.** Source of opinion ltr stating that property appears to meet requirements for issuance of EPD No Further Action or Limitation of Liability ltr

**C.** Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

10 Pts > Min In EF Green Communities

Flexible

<b>3</b>	<b>3</b>	<b>0</b>
----------	----------	----------

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

Date of Course	2/14/17	Max Elbe	Lowcountry Housing Communities, LLC
Date of Course			

Yes	
-----	--

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

Yes	
-----	--

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

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

N/a	
-----	--

**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**

No	
----	--

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63 22</b>

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:

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?             | 1. <b>Yes</b> | <input type="text"/> |
| 2. Project will meet program threshold requirements for Building Sustainability?  | 2. <b>Yes</b> | <input type="text"/> |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 3. <b>Yes</b> | <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?	1. <b>Yes</b>	<input type="text"/>

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

- |   |               |                      |
|---|---------------|----------------------|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?  | 1. <b>N/a</b> | <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.   | 2. <b>N/a</b> | <input type="text"/> |
| 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. | 3. <b>N/a</b> | <input type="text"/> |

*Scoring Justification per Applicant*

The development team will achieve Ten (10) additional points over minimum in the Enterprise Foundation Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider). This will qualify for the maximum of 3 points in this section. Please see the scoring worksheet proving this in Tab 29 of the application.

*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**

**& Competitive Pool chosen:** **Flexible**

**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/): **Yes**

2. Less than **10%** below Poverty level (see Income) Actual Percent **8.33%**

3. Designated Middle or Upper Income level (see Demographics) Designation: **Upper**

4. (*Flexible Pool*) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report **N/a**

(www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

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

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable **A3** Per Applicant **A3** Per DCA **<Select>**

Housing Properties" map:

**D. Mixed-Income Developments in Stable Communities** Market units: **24** Total Units: **80** Mkt Pct of Total: **30.00%** **2**

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63</b>
	<b>10</b>	<b>22</b>
	<b>0</b>	<b>0</b>
	<b>Yes</b>	
	<b>N/a</b>	
	<b>N/a</b>	

**8. TRANSFORMATIONAL COMMUNITIES (choose A or B)**

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

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

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

**Website address (URL) of Revitalization Plan:**

**Website address (URL) of Transformation Plan:**


**A. Community Revitalization**

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

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

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

<b>2</b>	<b>A.</b>		
		Yes/No	Yes/No
	i.)	<b>N/a</b>	
	ii.)	<b>N/a</b>	

- 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: **101.06**

1	1.		
1	2.		

Eligible Basis Adjustment: **DDA/QCT**

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63</b>	<b>22</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

4

2.

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

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

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

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

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>22</b>

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

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>22</b>

Solution and Who Implements

--

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

--

Other

4		
1	1.	

Source

--

Bank Name

--

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**

1	2.		
		N/a	
		N/a	

a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?

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

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Flexible**

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

Unrelated Third-Party Name

--

Unrelated Third-Party Type

--

Improvement Completion Date

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

--

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

	miles
--	-------

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

--

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

--

Full Cost of Improvement as a Percent of TDC:

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

Total Development Costs (TDC):

13,571,330
------------

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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
<b>TOTALS:</b>	<b>92</b>	<b>22</b>
	<b>63</b>	<b>22</b>
D.		
1.	N/a	
2.	N/a	

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

Not applicable - Applicant is not applying for points in this section.

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

**4**

<b>3</b>	<b>0</b>
----------	----------

Competitive Pool chosen:

**Flexible**

Phased Development?

**Yes- w/Master Plan**

**N/A**

**3**

--	--

**A. Phased Developments**

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.	N/a	
3.	N/a	
4.	N/a	

**B. Previous Projects (Flexible Pool)**

(choose 1 or 2)

**3**

<b>3</b>	<b>0</b>
----------	----------

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
2. **Four (4)** DCA funding cycles

**C. Previous Projects (Rural Pool)**

(choose 1 or 3)

**4**

<b>0</b>	<b>0</b>
----------	----------

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

(additional point)

3.		
1.		
2.		
3.		

Scoring Justification per Applicant

No Georgia Housing Credit Development that has been funded within the last 5 competitive funding cycles (2012-2016) is located within a one mile radius of the subject site.

DCA's Comments:



**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63</b>
	<b>2</b>	<b>22</b>
	<b>2</b>	<b>0</b>
	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>No</b>	
B.	<b>No</b>	
C.	<b>No</b>	
D.	<b>No</b>	

*Scoring Justification per Applicant*

The market study, located in tab 5, indicates a very strong market for affordable senior. The market study was prepared in accordance with the Department of Community Affairs' requirements. The only DCA funded project in the market area with a senior tenancy that has a physical occupancy level below 90% is Waverly Terrace. Waverly Terrace just completed construction in 2017 and is still in lease up. Therefore its occupancy level is not indicative of a weak market, rather it is indicative of the property being in the initial lease up phase. There are no other DCA funded properties in the market area with an occupancy rate below 90%.

*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:*

	<b>1</b>	<b>0</b>
A.	<b>1</b>	
	<b>Yes</b>	
B.		
	<b>N/a</b>	

**12. EXCEPTIONAL NON-PROFIT**

0

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

*DCA's Comments:*

	Yes/No	Yes/No
	<b>No</b>	
	<b>N/a</b>	
	<b>N/a</b>	

**13. RURAL PRIORITY**

Competitive Pool:

**Flexible**

**(NOTE: Only Rural Pool applicants are eligible!)**

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	<b>80</b>
------------	-----------

MGP	Muscogee Housing GP, LLC	0.0100%	Maxwell Elbe	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Lowcountry Housing Communities G/	0.0000%	Maxwell Elbe
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	Josh Thomason	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners, Inc.	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
State LP	Affordable Equity Partners, Inc.	1.0000%	Brian Kimes				

*Scoring Justification per Applicant*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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
<b>TOTALS:</b>	92	63
		22

--	--

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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
<b>TOTALS:</b>	<b>92</b>	<b>63 22</b>
2	0	0
1		
A.	Yes/No	Yes/No
1.	N/a	
2.	N/a	
3.	N/a	
4.	N/a	
5.	N/a	
B.	N/a	

**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

**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: **Columbus** County: **Muscogee** QCT? **No** Census Tract #: **101.06**

Scoring Justification per Applicant

DCA's Comments:

Not applicable - Applicant is not applying for points in this section.

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

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

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.

**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

Amount	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>2,375,000</b>	<b>0</b>

Total Qualifying Sources (TQS):

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

13,571,330	17.5001%	0.0000%
------------	----------	---------

The development team is seeking a HUD 221(d)4 loan and has received a "letter of Encouragement to apply." The loan amount exceeds 15% of total development costs and qualified for 4 points.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63 22</b>

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

Ranking Pts	Value	Range	Ranking Pts
1.	0 - 10		
2.	0 - 10		
3.	0 - 5		
4.	0 - 5		
5.	0 - 5		
6.	0 - 5		
<b>Total:</b>	<b>0 - 40</b>		<b>0</b>

**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

8
56
6
14

<b>3</b>	<b>2</b>	<b>0</b>
2	A. <b>2</b>	<b>0</b>
1.	Agree	
2.	Yes	
3.	Yes	
4.	Yes	

**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%

<b>3</b>	<b>0</b>	<b>0</b>
1.		
2.		

Scoring Justification per Applicant

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.

At least 10% of the total low-income units in the proposed Application will be one bedroom units.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:

0
---

**A. Historic and Adaptive Reuse**

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

Historic adaptive reuse units:  
Total Units  
% of Total

0
80
0.00%

<b>2</b>	<b>0</b>	<b>0</b>
2	A.	

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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
<b>TOTALS:</b>	92	63
		22

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

<b>B. Historic</b> 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 <i>DCA's Comments:</i>	Nbr Historic units:	0	1	B.	
	Total Units	80			
	% of Total	0.00%			

**19. HEALTHY HOUSING INITIATIVES (choose A or B or C) 3 3 0**

Pre-requisites:

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

Agree or Y/N	Agree or Y/N
Agree	
Yes	
Yes	
Yes	
Agree	

Based on the information available that we reviewed for 1a, 1b and 1c above, we determined the greatest health needs that could successfully be addressed with our healthy housing initiative plan were:

- Obesity
  - Based on the chart from County Health Rankings & Roadmaps, Muscogee County has a higher rate of obesity than in the rest of the country.
  - Per the Community Health Needs Assessments from 2016, nutrition, physical activity & weight are in the top 3 for priority.
  - Adult obesity is rated as worse per CDC's CHSI.
- Heart Disease and Stroke
  - Per the Community Health Needs Assessments from 2015 and 2016, heart disease and stroke are areas of opportunity.
  - Per the Community Health Needs Assessments from 2016, stroke is an area of focus.
  - Per the Community Health Needs Assessments from 2016, heart disease and stroke are in the top 3 for priority.
  - Coronary heart disease deaths and stroke deaths are rated as worse per CDC's CHSI.
- Diabetes
  - Per the 2016 Community Health Needs Assessment, diabetes is an area of focus.
  - Per the 2015 Community Health Needs Assessment, diabetes is the #1 area of priority.
  - Adult diabetes and diabetes deaths are rated as worse per CDC's CHSI.
- Access to Affordable Healthcare
  - A common theme among the information we reviewed was lack of access to affordable healthcare.

Based on our review of the 4 targeted initiatives above, we believe that have a qualified health provider to visit the proposed site at least monthly to provide wellness screenings and health education was the best option for the potential residents. See Tab 40 for more details.

<b>A. Preventive Health Screening/Wellness Program for Residents</b>	3	3	0
	1. a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?	a)	Agree

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	<b>92</b>	<b>63</b>	<b>22</b>

- 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?

b)	Yes	
c)	Yes	

2. Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Screening for high blood pressure, biometric screenings, diabetes screenings, assess future risk factors for high cholesterol and obesity	Monthly	0
b) Education activities and materials for nutrition, heart disease, cholesterol, diabetes	Monthly	0
c) N/A		0
d) N/A		0

**B. Healthy Eating Initiative**

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

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

- 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?

a)		
b)		
c)		
d)		
e)		

- 2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

2.		
----	--	--

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

**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 >>

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

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

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

- 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

The applicant has identified local community health needs and has engaged a MercyMed Columbus to help address the needs. MercyMed Columbus will provide on-site health screenings and education sessions at least monthly. The services will be at no cost to the residents. The applicant will also have an on site room to be used for screenings and it will be equipped with items necessary to complete the screenings. The applicant agrees to provide annual reports to DCA for at least 5 years. These reports will track the outcomes of the healthy initiative. See Tab 40 for more details.

DCA's Comments:

<b>20. QUALITY EDUCATION AREAS</b>	<b>3</b>	<b>1</b>	<b>0</b>
------------------------------------	----------	----------	----------

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>22</b>

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

NOTE: 2013-2016 CCRPI Data Must Be Used  
 District / School System - from state CCRPI website: **Muscogee County School District**  
 Tenancy: Other  
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

<b>N/a</b>	
------------	--

				CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	2013	2014	2015	2016		
a) Primary/Elementary	Midland Academy	KK-05	No	63.20	71.60	70.40	80.70	71.48	No
b) Middle/Junior High	Midland Middle School	06-08	No	85.40	67.20	64.40	61.50	69.63	No
c) High	Shaw High School	09-12	No	68.20	76.40	76.10	72.80	73.38	Yes
d) Primary/Elementary	Midland Academy	KK-05	No						
e) Middle/Junior High	Midland Middle School	06-08	No						
f) High	Shaw High School	09-12	No						

**Scoring Justification per Applicant**

Per discussion with the Superintendent, Dr. David F. Lewis and the Director of Student Services, Marcus DuBose, the Muscogee County School District does not maintain traditional school attendance zone maps. To determine school district attendance, the school system assigns school districts based on mailing addresses and maintains a school locator tool on the system's website.

To verify the attendance zones of the schools for the proposed development site, the Applicant entered the address of the single family home currently located on the development site which is 6000 Warm Springs Road.

To access the school locator tool and determine the schools for our proposed development, please do the following:

1. Go to <https://www.muscogee.k12.ga.us/>
2. Click on "FAMILIES"
3. Click on "School Locator"
4. Under "Address" type "6000"
5. Under Street Name select "WARM SPRINGS RD"
6. Click the Submit button

The results of doing the above 6 steps result in the following three schools:

1. Midland Academy (PK-5)
2. Midland Middle School (6-8)
3. Shaw High School (9-12)

For your convenience, we have included a print out of the results in this section. We have also included copies of attendance zone maps from [www.greatschools.org](http://www.greatschools.org) to further support that the proposed project is districted to the schools above.

Havenwood Cartersville is zoned for Shaw High School, which is a high performing school and is thus eligible for one point in this section. See 41 for analysis and documentation.

DCA's Comments:

--

**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee County**

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

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

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

**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

**OR B.** Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63 22</b>
	<b>2</b>	<b>0 0</b>

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
	<b>0.00%</b>	<b>0.00%</b>

Project City	Columbus
Project County	Muscogee
HUD SA	Columbus
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

Not applicable - Applicant is not applying for points in this section.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score

Deductions

Additions

Scoring Justification per Applicant

<b>10</b>	<b>10</b>	<b>10</b>

The development team has no adverse events or outstanding 8823's and has an impeccable compliance history.

DCA's Comments:

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>63</b>	<b>22</b>
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

<b>22</b>
-----------



**PART NINE - SCORING CRITERIA - 2017-063 Havenwood Columbus, Columbus, Muscogee 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>22</b>

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.

[Empty comment box area]

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

Havenwood Columbus  
Columbus, Muscogee 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**

Havenwood Columbus  
Columbus, Muscogee County

**Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative**

Havenwood Columbus  
Columbus, Muscogee County

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



## Scoring Section 16 - Innovative Project Concept Narrative

Havenwood Columbus  
Columbus, Muscogee County

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

