Project Narrative The Woodlands

Albany, Dougherty County

The Woodlands Apartments will be an 80 unit, mixed income development serving a wide band of tenants with units set-aside for residents earning 50% and 60% of Average Median Income as well as market rate units. The tenancy of the development will be family. The site is located in a low poverty rate census tract with the percentage of families below the poverty line at only 8.25%. The site is located in the attendance zone of a high performing elementary school and high performing middle school according to Georgia's performance evaluation systems. According to the US Census Bureau's "OnTheMap" website, the location of the development is in an area with above average access to local jobs.

The neighborhood surrounding The Woodlands includes residential single-family housing developments as well as apartments and commercial businesses. The Woodlands site is located .15 miles, along paved pedestrian walkways, from a City of Albany bus transit stop. The development will connect to City of Albany sidewalks allowing residents to walk less than a mile to many desirable activities such as restaurants, churches, grocery stores, pharmacies, and medical facilities. The convenient location will reduce transportation cost and promote the use of alternative forms of transportation.

The location where a household lives strongly influences household health through resources like access to quality care, education, and healthy foods. In addition to providing a location that meets these requirements, the project will target healthy initiatives to local community needs. Residents of The Woodlands will be provided on-site preventative health screenings monthly. Wellness and preventative health care education and information will also be provided for the residents.

The Woodlands will provide semi-monthly social and recreational programs as well as semi-monthly on-site educational opportunities. These activities will be designed to meet the needs of the residents and create a sense of community for the development. Property amenities include community room, on-site laundry, washer and dryer connections in each unit, energy efficient appliances and mechanical systems, business center, sheltered picnic area, gazebo, playground and greenspaces.

The site plan blends a variety of unit types that meet the demands of a diverse resident population. The buildings attractive exterior will consist of brick or stone complemented by Hardiplank facade providing maximum architectural appeal. One-bedroom units will contain approximately 916 square feet; two-bedroom units will contain approximately 1,053 square feet; and three-bedroom units will contain approximately 916 square feet; two-bedroom units will contain approximately 1,053 square feet; and three-bedroom units will contain approximately 916 square feet; two-bedroom units will contain approximately 1,053 square feet; and three-bedroom units will contain approximately 1,367 square feet. All 80 residential units will have finishes that are attractive and durable in an open floor plan. Hard-surface flooring materials and laminate countertops will be included in every apartment. The kitchen designs will be clean and elegant. An open peninsula with seating will allow views from the kitchen into the dining/living space, encouraging gatherings under the pendant light fixtures. The dishwasher, sink with disposal, and pantry will be located adjacent to the peninsula, for efficient access, while the refrigerator, oven, and microwave venting range hood will be located along the back wall. Most units will be available for resident use.

The Woodlands incorporates sustainable design features that promote the personal health and wellness of all households. The new development will comply with all mandatory elements of the Platinum Certification under Southface Energy Institute's EarthCraft House multifamily certification program ('EarthCraft'), a nationally recognized standard for increasing the efficiency of the building envelopes and systems. EarthCraft incorporates Energy Star for Homes certification and a reduction of greenhouse gas emissions through decreased need for fossil fuels, and promotes healthy living environments through the use of healthy interior materials (e.g., low and no-VOC paints and adhesives, green label carpeting, formaldehyde free products, etc.) and adequate ventilation planning. These green standards are now viewed as fundamental to good design practice, from an environmental, sustainability, and healthy homes perspective. High Performance building envelopes will be employed to reduce energy usage. Continuous exterior insulation, air sealing, and reflective roofs will be employed to achieve a substantial reduction in energy usage.

The market for this project is excellent. A family tenancy 9% LIHTC deal has not been placed in service in Albany since 2011. Market capture rates for all units types are extremely low.

Financing of the property will be tax credit equity and a HUD 221(d)(4) loan.

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

| | | PART ONE - PROJECT IN | FORMATION | I - 2017-066 | The Woodlands, Alba | ny, Dougherty (| County | | | |
|------|---|------------------------------------|-----------------|-----------------|--|---------------------|------------------|-----------------|---------------------------|-----------------------|
| | Please note: May Final Revision | | cells are unloc | | and do not contain refe se and do contain referen | | can be overwrit | | A Use ONLY - 201 | Project Nbr: 7-066 |
| I. | DCA RESOURCES | LIHTC (auto-filled from late | r entries) | \$ | 830,258 | DCA HOME | E (from Conse | ent Form) | \$ | - |
| II. | TYPE OF APPLICATION | Competitive Round | , | > | Pre-Application Num | | | • | | PA-017 |
| | | · · | | | Have any changes oc | | | | Yes - see | e Comment |
| | Was this project previously submitted to th | e Ga Department of Commu | nity Affairs? | No | If Yes, please provide | | | | v <u>iously submit</u> | ted project: |
| | Project Name previously used: | | | | | | t Nbr previous | | | |
| | Has the Project Team changed? | | as the DCA C | Qualification D | etermination for the Te | eam in that review | v << Select | Designation | >> | |
| III. | APPLICANT CONTACT FOR APPLICATI | | | | | | - | | | |
| | Name | Melanie Ferrell | | | | | Title | Member | 7 | |
| | Address | 3548 North Crossing Circle | • | 1 | | | Direct Line | | (220) 245 12 | 170 |
| | City State | Valdosta GA | | Zin 4 | 31602-6408 | | Fax Cellular | | (229) 245-17 (229) 561-08 | |
| | Office Phone | (229) 247-9956 | | Zip+4 Ext. | 214 E-ma | ail mferrell@in | | | (229) 301-00 | 070 |
| | (Enter phone numbers without using hyphens, p | <u>, ,</u> | 90) | | 214 1110 | | viligi.com | | | |
| V. | PROJECT LOCATION | | ,,,, | | | | | | | |
| v. | Project Name | The Woodlands | | | | Phased Pro | iect? | | No | |
| | Site Street Address (if known) | | | | | | t Nbr of previ | ous phase: | 110 | |
| | Nearest Physical Street Address * | 2617 Gillionville Road | | | | Scattered S | | No | Nbr of Sites | |
| | Site Geo Coordinates (##.######) | Latitude: 31.587500 | | Longitude: | -84.217500 | Acreage | | | 5.2500 | |
| | City | Albany | | 9-diğit Zip^^ | 31707-3003 | | Census Tra | | 005.02 | |
| | Site is predominantly located: | Within City Limits | | County | Dougherty | | QCT? | No | DDA? | No |
| | In USDA Rural Area? | No In DCA Rur | al County? | No | Overall: Urba | | HUD SA: | MSA | Albany | |
| | * If street number unknown | Congressional | | Senate | State House | | erified by app | • | llowing website | |
| | Legislative Districts ** | 2 | 1 | 2 | 154 | Zip Codes | | | sps.com/zip4/v | velcome.jsp |
| | If on boundary, other district: | | | | | Legislative Dis | stricts: | http://votesmar | <u>t.org/</u> | |
| | Political Jurisdiction | City of Albany | | The | Mover | Website | | | | |
| | Name of Chief Elected Official Address | Dorothy Hubbard 222 Pine Avenue | | Title | Mayor | City | Albany | | | |
| | Zip+4 | 31701-2531 | Phone | | 229-431-2161 | Email | 5 | albany.ga.us | | |
| V. | PROJECT DESCRIPTION | 01701 2001 | THOME | | 227 101 2101 | Lindi | unubbarue | abarry.ga.as | | |
| ۷. | A. Type of Construction: | | | | | | | | | |
| | New Construction | | 80 | 1 | Adaptive | e Reuse: | Non-historic | 0 | Historic | 0 |
| | Substantial Rehabilitation | | 0 | | Historic | | | | _ | 0 |
| | Acquisition/Rehabilitation | | 0 | | | uisition/Rehabilita | ation, date of o | original constr | uction: | |
| | | | | | | | | | | |

Housing Finance and Development Division

| | PART ONE - PROJECT | INFORMATION | N - 2017-066 Th | he Woodlands, Albany, Dougherty County |
|-------|--|--------------|-----------------|---|
| | B. Mixed Use | Yes | 1 | |
| | C. Unit Breakdown | | PBRA | D. Unit Area |
| | Number of Low Income Units | 56 | 0 | Total Low Income Residential Unit Square Footage 67,810 |
| | Number of 50% Units | 16 | 0 | Total Unrestricted (Market) Residential Unit Square Footage 28,890 |
| | Number of 60% Units | 40 | 0 | Total Residential Unit Square Footage 96,700 |
| | Number of Unrestricted (Market) Units | 24 | | Total Common Space Unit Square Footage 0 |
| | Total Residential Units | 80 | | Total Square Footage from Units 96,700 |
| | Common Space Units | 0 | | |
| | Total Units | 80 | | |
| | E. Buildings Number of Residential Buildings | 4 | | Total Common Area Square Footage from Nonresidential areas 2,596 |
| | Number of Non-Residential Buildings | 1 | | Total Square Footage 99,296 |
| | Total Number of Buildings | 5 | | |
| | F. Total Residential Parking Spaces | 160 | | (If no local zoning requirement: DCA minimum 1.5 spaces per unit for family |
| VI. | TENANCY CHARACTERISTICS | | | projects, 1 per unit for senior projects) |
| | A. Family or Senior (if Senior, specify Elderly or HFOP) | Family | | If Other, specify: |
| | | | | If combining Other with Family Elderly |
| | | | _ | Family or Sr, show # Units: HFOP Other Other |
| | B. Mobility Impaired Nbr of Units Equipped: | 4 | | % of Total Units 5.0% Required: 5% |
| | Roll-In Showers Nbr of Units Equipped: | 2 | | % of Units for the Mobility-Impaired 50.0% Required: 40% |
| | C. Sight / Hearing Impaired Nbr of Units Equipped: | 2 |] | % of Total Units 2.5% Required: 2% |
| VII. | RENT AND INCOME ELECTIONS | | | |
| | A. Tax Credit Election | 40% of Units | s at 60% of AMI | |
| | B. DCA HOME Projects Minimum Set-Aside Requirement (Ren | t & Income) | | 20% of HOME-Assisted Units at 50% of AMI |
| VIII. | SET ASIDES | | | |
| | A. LIHTC: Nonprofit | | | |
| | B. HOME: CHDO | | | (must be pre-qualified by DCA as CHDO) |
| IX. | COMPETITIVE POOL | Flexible | | |
| Х. | 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 - 2017-066 The Woodlands, Albany, Dougherty 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 |
|---------------------|---------------------|----------|---------------------|-----------------|----------|
| David A. Brown | Vallihi Fort Valley | Direct | 7 | | |
| David A. Brown | Woodlands Albany | Direct | 8 | | |
| Melanie Ferrell | Vallihi Fort Valley | Direct | 9 | | |
| Melanie Ferrell | Woodlands Albany | Direct | 10 | | |
| Houston Brown | Vallihi Fort Valley | Direct | 11 | | |
| Houston Brown | Woodlands Albany | Direct | 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

| GA- | |
|-----|--|
| GA- | |

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable **<u>non</u>**public housing project

HUD funded affordable public housing project



PART ONE - PROJECT INFORMATION - 2017-066 The Woodlands, Albany, Dougherty County

XIII. ADDITIONAL PROJECT INFORMATION

| А. | PHA Units | a local public housing replacement pro | aram? | | г | No | 1 | | | |
|----------|--|---|---------------------|-----------------|------------------|-------------|--------------------------------|------------------------------------|---------------|----------|
| | | Units reserved and rented to public hou | | | - | NU | % of Total Re | esidential Units | | 0% |
| | Nbr of Units Reserved and | Rented to: PHA Tenants w/ PBRA: | | Households | on Waiting List: | | | esidential Units | 0% | 0% |
| | Local PHA Street Address | | | | | | Contact Direct line | | | |
| | City | | | Zip+4 | | | Cellular | | | |
| | Area Code / Phone | | | Email | | | | | | |
| В. | Existing properties: curre | ently an Extension of Cancellation O | ption? | | lf yes, expir | ation year: | | Nbr yrs to forgo cancella | ation option: | |
| | New properties: to exerci | ise an Extension of Cancellation Opt | ion? | Yes | lf yes, expir | ation year: | 2039 | Nbr yrs to forgo cancella | ation option: | 5 |
| C. | Is there a Tenant Owners | ship Plan? | | No | | | | | | |
| D. | Is the Project Currently C | Occupied? | | No | If Yes | >: | Total Existing | | | |
| | | | | | | | Number Occi | | | |
| F | Waivers and/or Pre-Appr | ovals - have the following waivers ar | d/or pre-appro | vals been a | nnroved by D | 0.42 | % Existing O | ccupied | | |
| Ξ. | Amenities? | | | No | pp:0100.0J D | | Qualification | Determination? | | Yes |
| | Architectural Standards? | | ~ | No No | | | | Performance Bond (HOM | E only)? | No No |
| | HOME Consent? | Site Analysis Packet or Feasibility study | ? | No | | | Other (specif State Basis F | y): Boost (extraordinary circum | istances) | No |
| | Operating Expense? | | | No | | | | >: | | |
| | | xtraordinary circumstances)? | | No | If Yes, new | Limit is | | >: | | |
| F. | Projected Place-In-Servic Acquisition | ce Date | | | | | | | | |
| | Rehab | | | | | | | | | |
| | New Construction | | July 1, 2019 | | | | | | | |
| XIV. | APPLICANT COMMENTS | | | | | XV. | DCA COMM | ENTS - DCA USE ONLY | | |
| | | of units decreased from 100 to 80, location ect team since pre-application. | was identified only | y as flexible p | ool site during | | | | | |
| hie-ahh. | mere were no changes in proje | eet team since pre-application. | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-066 The Woodlands, Albany, Dougherty County

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I. OWNERSHIP INFORMATION

| A. OWNERSHIP ENTITY | Woodlands Albany LP | | | Name of Principal | David A. Brown |
|---|--|-------------|----------------------|---------------------------------------|---------------------------|
| Office Street Address | 3548 North Crossing Circle | | | Title of Principal | Mananger |
| City | | Fed Tax ID: | | Direct line | (220) 202 121 (|
| State | GA Zip+4 31602 | | Org Type: For Profit | Cellular | (229) 292-1316 |
| 10-Digit Office Phone / Ext. | (229) 244-0644 212 | E-mail | dbrown@invmgt.com | · · · · · · · · · · · · · · · · · · · | in a fallouin a such aite |
| | ns, parentheses, etc - ex: 1234567890) | | | e verified by applicant us | sing following website: |
| B. PROPOSED PARTNERSHIP INFORM 1. GENERAL PARTNER(S) | ATION | | http://zip4 | l.usps.com/zip4/welcome.jsp | |
| a. Managing Gen'l Partner | Woodlands Albany Partners LLC | | | Name of Principal | David A. Brown |
| Office Street Address | 3548 North Crossing Circle | | | Title of Principal | Manager |
| City | Valdosta | Website | | Direct line | |
| State | GA | Zip+4 | 31602-6408 | Cellular | (229) 292-1316 |
| 10-Digit Office Phone / Ext. | (229) 244-0644 212 | E-mail | dbrown@invmgt.com | | |
| b. Other General Partner | | | | Name of Principal | |
| Office Street Address | | | | Title of Principal | |
| City | | Website | | Direct line | |
| State | | Zip+4 | | Cellular | |
| 10-Digit Office Phone / Ext. | | E-mail | | Condian | 4 |
| | | 2 | | Nome of Dringing | |
| c. Other General Partner | | | | Name of Principal | |
| Office Street Address | | Mahaita | | Title of Principal | |
| City State | | Website | | Direct line | |
| | | Zip+4 | | Cellular | |
| 10-Digit Office Phone / Ext. | | E-mail | | | |
| 2. LIMITED PARTNERS (PROPOSED | | | | | |
| a. Federal Limited Partner | Chuchhill Stateside Group | | | Name of Principal | Dan Duda |
| Office Street Address | 601 Cleveland Street, Suite 850 | | | Title of Principal | VP |
| City | Clearwater | Website | www.CSGFirst.com | Direct line | (727) 269-5198 |
| State | FL | Zip+4 | 33755-4186 | Cellular | (727) 415-9556 |
| 10-Digit Office Phone / Ext. | (727) 269-5198 | E-mail | dduda@csgfirst.com | | |
| b. State Limited Partner | Chuchhill Stateside Group | | | Name of Principal | Dan Duda |
| Office Street Address | 601 Cleveland Street, Suite 850 | | | Title of Principal | VP |
| City | Clearwater | Website | www.CSGFirst.com | Direct line | (727) 269-5198 |
| State | FL | Zip+4 | 33755-4186 | Cellular | (727) 415-9556 |
| 10-Digit Office Phone / Ext. | (727) 269-5198 | E-mail | dduda@csgfirst.com | | |
| 3. NONPROFIT SPONSOR | | | | | |
| Nonprofit Sponsor | | | | Name of Principal | |
| Office Street Address | | | | Title of Principal | |
| City | | Website | | Direct line | |
| State | | Zip+4 | | Cellular | |
| 10-Digit Office Phone / Ext. | | E-mail | | | |
| TO-DIGIL OTHER FINITE / EAL | | | | | |

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-066 The Woodlands, Albany, Dougherty County

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II. DEVELOPER(S)

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

B. CO-DEVELOPER 1

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

C. CO-DEVELOPER 2

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

D. DEVELOPMENT CONSULTANT

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

B. GENERAL CONTRACTOR

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

C. MANAGEMENT COMPANY

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

| DHM Developer, Inc. | | | Name of Principal | David A. Brown |
|--|--|---------------------------------|---|--------------------------------------|
| 3548 North Crossing Circle | | | Title of Principal | President |
| Valdosta | Website | invmgt.com | Direct line | |
| GA | Zip+4 | 31602-6408 | Cellular | (229) 292-1316 |
| (229) 244-0644 212 | E-mail | dbrown@invmgt.com | | |
| | | | Name of Principal | |
| | | | Title of Principal | |
| | Website | | Direct line | |
| | Zip+4 | | Cellular | |
| | E-mail | | | |
| | | | Name of Principal | |
| | | | Title of Principal | |
| | Website | | Direct line | |
| | Zip+4 | | Cellular | |
| | E-mail | | | |
| | | | Name of Principal | |
| | | | Title of Principal | |
| | Website | | Direct line | |
| | Zip+4 | | Cellular | |
| | E-mail | | | |
| | | | | |
| | | | Name of Principal | |
| | | | Title of Principal | |
| | Website | | Direct line | |
| | | | | |
| | 710+4 | | Cellular | |
| | Zip+4 E-mail | | Cellular | |
| VicLain & Brown Construction Co. | E-mail | | | Houston Brown |
| McLain & Brown Construction Co. 3548 North Crossing Circle | E-mail | | Name of Principal | Houston Brown VP |
| 3548 North Crossing Circle | E-mail , Inc. | linymat.com | Name of Principal Title of Principal | Houston Brown VP |
| 3548 North Crossing Circle Valdosta | E-mail , Inc. Website | invmgt.com 31602-6408 | Name of Principal Title of Principal Direct line | VP |
| 3548 North Crossing Circle | E-mail , Inc. | | Name of Principal Title of Principal | |
| 3548 North Crossing Circle Valdosta GA (229) 244-0644 213 | E-mail , Inc. Website Zip+4 | 31602-6408 | Name of Principal Title of Principal Direct line Cellular | VP (229) 560-5059 Becky Watson |
| 3548 North Crossing Circle Valdosta GA (229) 244-0644 213 Investors Management Company | E-mail , Inc. Website Zip+4 | 31602-6408 | Name of Principal Title of Principal Direct line Cellular Name of Principal | VP (229) 560-5059 Becky Watson |
| 3548 North Crossing Circle Valdosta GA (229) 244-0644 213 | E-mail , Inc. Website Zip+4 | 31602-6408 hbrown@invmgt.com | Name of Principal Title of Principal Direct line Cellular | VP (229) 560-5059 |
| 3548 North Crossing Circle Valdosta GA (229) 244-0644 213 Investors Management Company 3548 North Crossing Circle | E-mail , Inc. Website Zip+4 E-mail | 31602-6408 hbrown@invmgt.com | Name of Principal Title of Principal Direct line Cellular Name of Principal Title of Principal | VP (229) 560-5059 Becky Watson |

2017 Funding Application

Housing Finance and Development Division

| | | TWO - DEVELOPMENT TEAM INFOR | | | | |
|-------------------------------------|-----------|--|-------------------|---|----------------------------------|-----------------|
| | ab from t | his workbook. Do NOT Copy from and | other workk | book to "Paste" here . Use "Paste Spe | | |
| D. ATTORNEY | | Coleman Talley, LLP | | | Name of Principal | Greg Clark |
| Office Street Address | | 910 N Patterson Street | 14/-1 | | Title of Principal | Partner |
| City | | Valdosta | Website | www.colemantalley.com | Direct line | (229) 671-8260 |
| State | / =+ | GA (229) 242-7562 | Zip+4 E-mail | 31604-4531 greg.clark@colemantalley.com | Cellular | (229) 834-9704 |
| 10-Digit Office Phone | / EXI. | · · · · · | E-IIIali | greg.clark@colemantalley.com | | |
| E. ACCOUNTANT | | Habif Arogeti & Wynne, PC | | | Name of Principal | Frank Gudger |
| Office Street Address | | Five Concourse Parkway, Suite 100 | | | Title of Principal | Partner |
| City | | Atlanta | Website | www.hawcpa.com | Direct line | (404) 898-8244 |
| State | | GA | Zip+4 | 30328-6132 | Cellular | |
| 10-Digit Office Phone | / Ext. | (404) 892-9651 | E-mail | frank.gudger@hawcpa.com | | |
| F. ARCHITECT | | McKean and Associates LLC | | | Name of Principal | Rory McKean |
| Office Street Address | | 2315 Eastchase Lane | | | Title of Principal | Owner |
| City | | Montgomery | Website | | Direct line | (336) 272-4044 |
| State | | AL | Zip+4 | 36117-7026 | Cellular | |
| 10-Digit Office Phone | | (334) 272-4404 | E-mail | rmckean@mckeanarch.com | | |
| | | Ans <u>wer each of the questions below</u> fo | | | _ | |
| A. LAND SELLER (If applicab | le) | D & T Land Holdings LLC | Principal | Wilson Eugene Joiner, III | 10-Digit Phone / Ext. | (229)883-7878 |
| Office Street Address | | 2617 Gillionville Road | | | City | Albany |
| State | | GA Zip+4 31707- | 3003 | E-mail bjoiner@draffin-tucker.co | n | |
| B. IDENTITY OF INTEREST | | | 21.1.1 | | tale and the state of the second | |
| Is there an ID of interest between: | | If Yes, explain relationship in boxes prov | | | tab of attach additional p | ages as needed: |
| 1. Developer and | Yes | The Developer Shareholders are also Shareholde | ers and/or office | ers of the Contractor. | | |
| Contractor? | | | | | | |
| 2. Buyer and Seller of | No | | | | | |
| Land/Property? | - | | | | | |
| 1 5 | Maria | The members of the General Partner Entity are St | allhaldara an | dor officers of the Contractor | | |
| 3. Owner and Contractor? | Yes | The members of the General Partner Entity are St | ocknoiders and | dror officers of the Contractor. | | |
| | | | | | | |
| 4. Owner and Consultant? | No | | | | | |
| | - | | | | | |
| | | | | | | |
| 5. Syndicator and | No | | | | | |
| Developer? | | | | | | |
| 6. Syndicator and | No | | | | | |
| Contractor? | NO | | | | | |
| | | | | | | |
| 7. Developer and | No | | | | | |
| Consultant? | | | | | | |
| 8. Other | Yes | The members of the General Partner Entity are St | ockholders and | d/or officers of the Property Management Compan | I | |
| | res | The members of the Oeneral Farther Linkly are St | | are encers of the Freperty Management Company | y. | |
| | | | | | | |

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-066 The Woodlands, Albany, Dougherty County

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

C. ADDITIONAL INFORMATION

| | | | | | | 5. Does this | s entity or a member of this entity have a conflict of interest with any |
|-------------|---|------------|----------------|------------------|-------------------|---|--|
| | been convicted of a felony (Yes or No) | a MBE/ | (FP,NP, | Ownership | member, | officer, or employee of an entity that partners or contracts with the | |
| | | | WBE? | CHDO) | Percentage | Applicant? | If yes, explain briefly in boxes below and use Comment box at |
| | |] | | , | 5 | | 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 | Brief Explanation |
| Managing | | No | No | For Profit | 0.0090% | Yes | GP, Developer, Contractor and Management Agent have related |
| Genrl Prtnr | | | | | | | members/officers: David A. Brown, Houston Brown and Melanie Ferrell |
| Other Genrl | | | | | | | |
| Prtnr 1 | | | | | | | |
| Other Genrl | | | | | | | |
| Prtnr 2 | | | | | | | |
| Federal Ltd | | No | No | For Profit | 98.9910% | No | |
| Partner | | | | | | | |
| State Ltd | | No | No | For Profit | 1.0000% | No | |
| Partner | | | | | | | |
| NonProfit | | | | | | | |
| Sponsor | | | | | | | |
| Developer | | No | No | For Profit | 0.0000% | Yes | GP, Developer, Contractor and Management Agent have related |
| | | | | | | | members/officers: David A. Brown, Houston Brown and Melanie Ferrell |
| Co- | | | | | | | |
| Developer 1 | | | | | | | |
| Со- | | | | | | | |
| Developer 2 | | | | | | | |
| Owner | | | | | | | |
| Consultant | | | | | | | |
| Developer | | | | | | | |
| Consultant | | | | | | | |
| Contractor | | No | No | For Profit | 0.0000% | | GP, Developer, Contractor and Management Agent have related members/officers: David A. Brown, Houston Brown and Melanie Ferrell |
| | | N | N | | 0.000000 | | |
| Managemen | | No | No | For Profit | 0.0000% | | GP, Developer, Contractor and Management Agent have related members/officers: David A. Brown, Houston Brown and Melanie Ferrell |
| t Company | | | | Total | 100.00000/ | | |
| VI. APPI | LICANT COMMENTS AND CLARIFICATIONS | | | Total | 100.0000% |] | VI. DCA COMMENTS - DCA USE ONLY |
| | interest statement was provided at pre-application an | d included | in TAB 19 Item | n Number 15 of t | this application. | No changes | |
| | m has occurred since pre-application. | | | | | | |
| r .j | | | | | | | |
| | | | | | | | |
| | | | | | | | |

PART THREE - SOURCES OF FUNDS - 2017-066 The Woodlands, Albany, Dougherty County

GOVERNMENT FUNDING SOURCES (check all that apply)

| Yes | Tax Credits | No | FHA Risk Share | No | Georgia TCAP * |
|-----|--|----|-------------------------------------|----|---|
| No | Historic Rehab Credits | No | FHA Insured Mortgage | No | USDA 515 |
| 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 | Neigborhood Stabilization Program * | No | National Housing Trust Fund |
| No | Other HOME * Amt \$ | No | HUD CHOICE Neighborhoods | No | |
| | Other HOME - Source Specify Other HOME Source 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

I.

| Financing Type | Name of Financing Entity | Amount | Effective Interest Rate | Term (In Months) |
|---|---------------------------------------|------------|-------------------------|------------------|
| Mortgage A | HUD 221(d)(4) Churchill Stateside | 2,000,000 | 4.300% | 24 |
| Mortgage B | Churchill Stateside construction loan | 6,441,049 | 6.500% | 24 |
| Mortgage C | | | | |
| Federal Grant | | | | |
| State, Local, or Private Grant | | | | |
| Deferred Developer Fees | | | | |
| Federal Housing Credit Equity | Churchill Stateside | 1,427,901 | | |
| State Housing Credit Equity | Churchill Stateside 830,25 | | | |
| Other Type (specify) | | | | |
| Other Type (specify) | | | | |
| Other Type (specify) | | | | |
| Total Construction Financing: | | 10,699,208 |] | |
| Total Construction Period Costs from Development Budget: | | 10,699,208 | | |
| Surplus / (Shortage) of Construction funds to Construction costs: | | 0 |] | |

PART THREE - SOURCES OF FUNDS - 2017-066 The Woodlands, Albany, Dougherty County

III. PERMANENT FINANCING

| | | | Effective | Term | Amort. | Annual Debt Service in | |
|--|--|-----------------------|-----------|---------------|------------|------------------------|------------|
| Financing Type | Name of Financing Entity | Principal Amount | Int Rate | (Years) | (Years) | Year One | Loan Type |
| Mortgage A (Lien Position 1) | Churchill Stateside HUD 221(d)(4) | 2,000,000 | 4.550% | 40 | 40 | 108,668 | Amortizing |
| Mortgage B (Lien Position 2) | | | | | | | |
| Mortgage C (Lien Position 3) | | | | | | | |
| Other: | | 0 | | | | | |
| Foundation or charity funding* | | | | | | | |
| Deferred Devlpr Fee | | | 0.000% | | | | |
| Total Cash Flow for Years 1 - 15: | 394,600 | | | | | | |
| DDF Percent of Cash Flow (Yrs 1-15) | 0.000% 0.000% | | | | | | |
| Cash flow covers DDF P&I? | | | | | | | |
| Federal Grant | | | | | | | |
| State, Local, or Private Grant | | | | <u>Equity</u> | Check | <u>+ / -</u> | TC Equity |
| Federal Housing Credit Equity | Churchhill Stateside | 7,140,217 | | 7,140 | 0,217 | -0.41 | % of TDC |
| State Housing Credit Equity | Churchhill Stateside | 4,151,290 | | 4,15 | 1,289 | 0.81 | 54% |
| Historic Credit Equity | | | | | | | 31% |
| Invstmt Earnings: T-E Bonds | | | | | | | 85% |
| Invstmt Earnings: Taxable Bonds | | | | | | | |
| Income from Operations | | | | | | | |
| Other: | | | | | | | |
| Other: | | | | | | | |
| Other: | | | | | | | |
| Total Permanent Financing: | | 13,291,507 | | | | | |
| Total Development Costs from Devel | lopment Budaet: | 13,291,507 | | | | | |
| Surplus/(Shortage) of Permanent fun | | 0 | | | | | |
| | ts exceeding DCA cost limit (see Appendix I, Secti | | | | | | |
| , , | 0 11 | on ny. | | | | | |
| APPLICANT COMMENTS AND CLA | | | IV. | DCA COMN | MENTS - DC | A USE ONLY | |
| | is at closing and funds during the construction period. Ef | fective Interest rate | | | | | |
| des mortgage insurance premium of .25% a | nu permanent ioan fate of 4.3%. | | | | | | |

PART FOUR - USES OF FUNDS - 2017-066 The Woodlands, Albany, Dougherty County

| DEVELOPMENT BUDGET | | | | New Construction | Acquisition | Rehabilitation | Amortizable or Non-Depreciable |
|---|---------------------------------|------------------|--------------------------|---------------------|---------------------|----------------------|-----------------------------------|
| | | | TOTAL COST | Basis | Basis | Basis | Basis |
| PRE-DEVELOPMENT COSTS | | | | | PRE-DEVELO | PMENT COSTS | |
| Property Appraisal | | | 8,000 | 8,000 | | | |
| Market Study | | | 6,000 | 6,000 | | | |
| Environmental Report(s) | | | 8,500 | 8,500 | | | |
| Soil Borings | | | 10,610 | 10,610 | | | |
| Boundary and Topographical Survey | | | 16,000 | 16,000 | | | |
| Zoning/Site Plan Fees | | | 10,000 | 10,000 | | | |
| Other: | | | | | | | |
| Other: | | | | | | | |
| Other: | | | | | | | |
| | | Subtotal | 59,110 | 59,110 | - | - | - |
| ACQUISITION | | | | | ACQUI | SITION | |
| Land | | | 825,000 | | | | 825,00 |
| Site Demolition | | | | | | | |
| Acquisition Legal Fees (if existing structure | es) | | | | | | |
| Existing Structures | | | | | | | |
| | | Subtotal | 825,000 | | - | | 825,000 |
| LAND IMPROVEMENTS | | | | | LAND IMPR | OVEMENTS | |
| Site Construction (On-site) | Per acre: | 174,095 | 914,000 | 914,000 | | | |
| Site Construction (Off-site) | | | | | | | |
| | | Subtotal | 914,000 | 914,000 | - | - | - |
| STRUCTURES | | | ((00,000) | ((00,000) | STRUC | TURES | |
| Residential Structures - New Construction | | | 6,600,000 | 6,600,000 | | | |
| Residential Structures - Rehab | | | | | | | |
| Accessory Structures (ie. community bldg, | | | | | | | |
| Accessory Structures (ie. community bldg, | maintenance bldg, etc.) | | ((00,000 | ((00, 000) | | | |
| | DOALISH | Subtotal | 6,600,000 | 6,600,000 | | - | - |
| CONTRACTOR SERVICES Builder Profit: 6.000 | DCA Limit | 13.974% | 450,000 | 450,000 | CONTRACTO | OR SERVICES | |
| | | 5.989% 1.996% | 450,000 | 450,000 150,000 | | | |
| | | 1.990% 5.989% | 150,000 450,000 | 450,000 | | | |
| | | | 1,050,000 | 1,050,000 | | | |
| | | Subtotal | | | | | |
| OTHER CONSTRUCTION HARD COSTS | | | | OTHER CONSTRUCT | ION HARD COSTS (N | Ion-GC work scope if | tems done by Owne |
| Other: <pre></pre> | all & justification in tab Part | IV-D >> | | | | | |
| <u>T</u> otal <u>C</u> onstruction <u>H</u> ard <u>C</u> osts | Average TOUO | 107,050.00 | per <u>Res'l</u> unit | 107,050.00 | per unit | 86.25 | per total sq ft |
| 8,564,000.00 | Average TCHC: | | per <u>Res'l</u> unit SF | 88.56 | , per unit sq ft | | . , |
| CONSTRUCTION CONTINGENCY | L | | | - | | I CONTINGENCY | |
| Construction Contingency | | 4.73% | 405,000 | 405,000 | | | |
| construction contangency | | 1.7070 | 400,000 | 100,000 | | | |

PART FOUR - USES OF FUNDS - 2017-066 The Woodlands, Albany, Dougherty County

| I. DEVELOPMENT BUDGET (cont'd) | | New | | | Amortizable or |
|---|------------------|------------------|----------------|--|-----------------|
| | | Construction | Acquisition | Rehabilitation | Non-Depreciable |
| | TOTAL COST | Basis | Basis | Basis | Basis |
| CONSTRUCTION PERIOD FINANCING | | Da313 | CONSTRUCTION P | FRIOD FINANCING | Dasis |
| Bridge Loan Fee | | | | | |
| Bridge Loan Interest | | | | | |
| Construction Loan Fee | 101,666 | 101,666 | | | |
| Construction Loan Interest | 247,774 | 170,000 | | | 77,774 |
| Construction Legal Fees | 30,000 | 30,000 | | | |
| Construction Period Inspection Fees | 24,000 | 24,000 | | | |
| Construction Period Real Estate Tax | 30,000 | 30,000 | | | |
| Construction Insurance | 40,000 | 40,000 | | | |
| Title and Recording Fees | 20,000 | 20,000 | | | |
| Payment and Performance bonds | | | | | |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> | | | | | |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> | | | | | |
| Subtotal | 493,440 | 415,666 | - | - | 77,774 |
| PROFESSIONAL SERVICES | | | PROFESSION | AL SERVICES | |
| Architectural Fee - Design | 195,000 | 195,000 | | | |
| Architectural Fee - Supervision | 45,000 | 45,000 | | | |
| Green Building Consultant Fee Max: 20,000 | 20,000 | 20,000 | | | |
| Green Building Program Certification Fee (LEED or Earthcraft) | 50,000 | 50,000 | | | |
| Accessibility Inspections and Plan Review | 10,000 | 10,000 | | | |
| Construction Materials Testing | 22,000 | 22,000 | | | |
| Engineering | 65,000 | 65,000 | | | |
| Real Estate Attorney | 100,000 | 100,000 | | | |
| Accounting | 30,000 12,500 | 30,000 12,500 | | | |
| As-Built Survey Other: << Enter description here; provide detail & justification in tab Part IV-b >> | 12,500 | 12,500 | | | |
| Subtotal | 549,500 | 549,500 | | | |
| LOCAL GOVERNMENT FEES Avg per unit: 1,265 | 547,500 | 547,500 | LOCAL GOVE | 2010 - 20 | |
| Building Permits | 24,537 | 24,537 | LOCAL OUVER | | |
| Impact Fees | 20,000 | 20,000 | | | |
| Water Tap Fees waived? No | 56,700 | 56,700 | | | |
| Sewer Tap Fees waived? No | | | | | |
| Subtotal | 101,237 | 101,237 | - | - | - |
| PERMANENT FINANCING FEES | | · · · · · · | PERMANENT FI | NANCING FEES | |
| Permanent Loan Fees | 95,950 | | | | 95,950 |
| Permanent Loan Legal Fees | 30,000 | | | | 30,000 |
| Title and Recording Fees | 52,500 | | | | 52,500 |
| Bond Issuance Premium | | | | | |
| Cost of Issuance / Underwriter's Discount | | | | | |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> | | | | | |
| Subtotal | 178,450 | | | | 178,450 |

PART FOUR - USES OF FUNDS - 2017-066 The Woodlands, Albany, Dougherty County

| DEVELOPMENT BUDGET (cont'd) | Ľ | TOTAL COST | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
|---|----------|------------|------------------------------|----------------------|-------------------------|--|
| DCA-RELATED COSTS DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP) | Γ | | | DCA-RELA | TED COSTS | |
| Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NoProf) | _ | 6,500 | | | | 6,500 |
| DCA Waiver and Pre-approval Fees | - | 1,000 | | | | 1,000 |
| | 66,421 | 66,421 | | | | 66,421 |
| | 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 >> | | | | | | |
| | ubtotal | 140,921 | | | | 140,921 |
| EQUITY COSTS | _ | | | EQUITY | COSTS | |
| Partnership Organization Fees | | 3,000 | | | | 3,000 |
| Tax Credit Legal Opinion | | | | | | |
| Syndicator Legal Fees | | | | | | |
| Other: <pre><< Enter description here; provide detail & justification in tab Part IV-b >></pre> | | 3,000 | | | | 3,000 |
| DEVELOPER'S FEE | ubtotal | 3,000 | | | PER'S FEE | 3,000 |
| | 00% | | | DEVELOR | | |
| | 00% | | | | | |
| | 00% | | | | | |
| | 000% | 1,477,367 | 1,477,367 | | | |
| I | ubtotal | 1,477,367 | 1,477,367 | - | - | - |
| START-UP AND RESERVES | L | i | | START-UP AN | ND RESERVES | |
| Marketing | Γ | 30,000 | | | | 30,000 |
| Rent-Up Reserves | 81,641 | 81,641 | | | | 81,641 |
| I J | 217,616 | 217,616 | | | | 217,616 |
| Replacement Reserve | | | | | | |
| | 40 | 75,225 | 75,225 | | | |
| Other: <pre><< Enter description here; provide detail & justification in tab Part IV-b >></pre> | | | | | | |
| | ubtotal | 404,482 | 75,225 | - | - | 329,257 |
| OTHER COSTS | - | | | OTHER | COSTS | |
| Relocation | | 90,000 | | | | 90,000 |
| Other: Health Initiative Reserve | ubtotal | 90,000 | | | | 90,000 |
| | ubiolai | | - | | | |
| TOTAL <u>D</u> EVELOPMENT <u>C</u> OST (TDC) | | 13,291,507 | 11,647,105 | - | - | 1,644,402 |
| Average TDC Per: Unit: 166,143.83 Square | e Foot: | 133.86 | | | | |

| PART FOUR - USES OF FUND | S - 2017-066 The Wo | odlands, Albany, Do | ougherty County | |
|--|---------------------|---|---------------------------------------|--|
| II. TAX CREDIT CALCULATION - BASIS METHOD Subtractions From Eligible Basis | | 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 Total Subtractions From Basis: | | 0 | | 0 |
| 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: State Boos | 11,647,105 0 11,647,105 t 114.00% 13,277,700 70.00% 9,294,390 9.00% 836,495 | 0 0 70.00% 0 0 836,495 | 0 0 0 100.00% 0 70.00% 0 0 |
| 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) | 15,158,738 13,291,507 | from foundation or charita | , provide amount of funding ble organization to cover the |

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

Equity Gap

Divide Equity Gap by 10

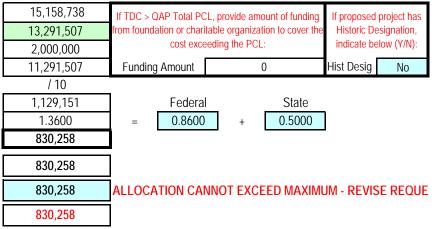
Annual Equity Required

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



PART FOUR - USES OF FUNDS - 2017-066 The Woodlands, Albany, Dougherty County

| V. APPLICANT COMMENTS AND CLARIFICATIONS | VI. | DCA COMMENTS - DCA USE ONLY |
|--|-----|-----------------------------|
| Construction Hard Cost estimated by McLain & Brown Construction based on previous experience with similar projects and | | |
| estimator reference books and software. | | |
| Professional Service Fees are estimated based on experience in similar tax credit deals. | | |
| HUD Loan Fees: Lender Financing Fee \$40,000, Permanent Placement Fee \$30,000, Initial MIP at closing \$10,000, 2nd year | | |
| MIP during constructionn period \$5000, HUD Exam Fee \$6,000, HUD Inspection Fee \$10,000. Total Loan fees \$101,000. 2/40 | | |
| to construction = \$5,050 and 38/40 to Perm = \$95,950. Churchill Bridge loan fee \$104,390 (1.5%) | | |
| Construction loan fee = Churchill construction loan fee of \$6,959,366 x 1.5% = \$96,616 + HUD loan portion of construction loan | | |
| fee of $$5050 = $101,666$ | | |
| Impact Fee is \$250 per unit. There's no sewer tap fees for our site. Water tap fees and building permit fee evidence in TAB 1 item 7. | | |
| Budgeted allowed developer's fee was reduced by \$90,000 to fund the health initiative reserve. | | |
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Basis Justification

PART FOUR (b) - OTHER COSTS - 2017-066 - The Woodlands - Albany - Dougherty, 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

Description/Nature of Cost

Section's Other Line Item

PRE-DEVELOPMENT COSTS

| 0 | |
|----------------------------|--|
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| Total Cost - Total Basis - | |
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| Total Cost - Total Basis - | |
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| 0 | |
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| | |
| Total Cast | |
| Total Cost - Total Basis - | |

| Georgia Department of Community Affairs | 2017 Funding Application | Housing Finance and Development Division |
|--|----------------------------|--|
| DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item | Description/Nature of Cost | Basis Justification |
| OTHER CONSTRUCTION HARD COSTS | | |
| << Enter description here; provide detail & justification in tab Part IV-b >> | | |
| Total Cost - Total Basis - | | |
| CONSTRUCTION PERIOD FINANCING | | |
| << Enter description here; provide detail & justification in tab Part IV-b >> | | |
| Total Cost - Total Basis - | | |
| << Enter description here; provide detail & justification in tab Part IV-b >> | | |
| Total Cost Total Basis | | |
| PROFESSIONAL SERVICES | | |
| << Enter description here; provide detail & justification in tab Part IV-b >> | | |

-

Total Cost

Total Basis

-

| | | · · · · · · · · · · · · · · · · · · · |
|--|----------------------------|---------------------------------------|
| DEVELOPMENT COST SCHEDULE Section Name | Description/Nature of Cost | Basis Justification |
| Section's Other Line Item | | |
| PERMANENT FINANCING FEES | | |
| << Enter description here; provide detail & justification in tab Part IV-b >> | | |
| Total Cost | | |
| DCA-RELATED COSTS | | |
| << Enter description here; provide detail & justification in tab Part IV-b >> | | |
| Total Cost - | | |
| << Enter description here; provide detail & justification in tab Part IV-b >> | | |
| Total Cost - | | |
| EQUITY COSTS | | |
| << Enter description here; provide detail & justification in tab Part IV-b >> | | |
| Total Cost - | | |

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item

Description/Nature of Cost

Basis Justification

| DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item | Description/Nature of Cost | Basis Justification |
|--|----------------------------|---------------------|
| START-UP AND RESERVES | | |

| << Enter description here; provide detail & justification in tab IV-b >> | Part | |
|---|--|-----------------------------|
| | | |
| Total Cost Total Basis | · | |
| OTHER COSTS | | _ |
| Health Initiative Reserve | This reserve is to fund any operating shortfalls due to the health initiative. Budgeted allowed developer's fee was reduced by \$90,000 to fund the reserve. | This is not basis eligible. |

| Total Cost 90,000 Total Basis - | |
|---------------------------------|--|

PART FIVE - UTILITY ALLOWANCES - 2017-066 The Woodlands, Albany, Dougherty County

DCA Utility Region for project: South

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

| | | Date of Utili | ity Allowances | January 1, 20 | 17 | Structure | 3+ Story | |
|---|---|---------------------------------|--|---------------|--------------|-------------------|---------------|----------|
| | | Paid By (c | check one) | Tenant-P | aid Utility | - Allowances b | y Unit Size (| # Bdrms) |
| Utility | Fuel | Tenant | Owner | Efficiency | 1 | 2 | 3 | 4 |
| Heat | Electric Heat Pump | X | | | 2 | 3 | 4 | |
| Cooking | Electric | Х | | | 7 | 9 | 11 | |
| Hot Water | Electric | Х | | | 14 | 18 | 23 | |
| Air Conditioning | Electric | Х | | | 10 | 13 | 16 | |
| Range/Microwave | Electric | | | | | | | |
| Refrigerator | Electric | | | | | | | |
| Other Electric | Electric | Х | | | 21 | 27 | 33 | |
| Water & Sewer | Submetered*? Yes | Х | | | 38 | 47 | 57 | |
| Refuse Collection | | | X | | | | | |
| | | | | | | | | |
| | nce by Unit Size | | | 0 | 92 | 117 | 144 | 0 |
| Total Utility Allowa | - | Source of L | | 0 | 92 | 117 | 144 | 0 |
| Total Utility Allowa | nce by Unit Size | | Jtility Allowances | 0 | 92 | | 144 | 0 |
| Total Utility Allowa | - | | | | | Structure | | |
| Total Utility Allowa | - | Date of Utili | Jtility Allowances | | | | | |
| Total Utility Allowa UTILITY ALLOWAN Utility | NCE SCHEDULE #2 | Date of Utili | Jtility Allowances ity Allowances | | | Structure | | |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat | VCE SCHEDULE #2 | Date of Utili Paid By (c | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat Cooking | VCE SCHEDULE #2 Fuel <-Select Fuel >> <-Select Fuel >> | Date of Utili Paid By (c | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat Cooking Hot Water | Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">></select></select></select></select> | Date of Utili Paid By (c | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning | VCE SCHEDULE #2 Fuel <-Select Fuel >> <-Select Fuel >> | Date of Utili Paid By (c | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning Range/Microwave | Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">></select></select></select></select> | Date of Utili Paid By (c | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning | Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">> Electric</select></select></select></select> | Date of Utili Paid By (c | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric | Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> Electric Electric</select></select></select> | Date of Utili Paid By (c | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator | Fuel <select fuel="">> <select fuel="">> <select fuel="">> Electric Electric Electric Electric</select></select></select> | Date of Utili Paid By (o Tenant | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |
| Total Utility Allowa UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric | Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> Electric Electric Electric Electric Electric Electric Electric Electric Electric</select></select></select> | Date of Utili Paid By (o Tenant | Itility Allowances ity Allowances check one) | Tenant-P | Paid Utility | Structure | y Unit Size (| # Bdrms) |

APPLICANT COMMENTS AND CLARIFICATIONS

DCA's UA used because DCA administers the Section 8 Program in Albany.

DCA COMMENTS

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-066 The Woodlands, Albany, Dougherty 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.

| Rent Nix of O. Other Derme De | 5 | HOME proj | ects - Fix | ed or Fl | loating | units: | | 1 | Utility | PBRA | | | MSA/NonMS | SA: | AMI | Certified |
|--|---|------------|------------|----------|---------|--------|-----|-----------|-----------|------------------|-----------|---------|-----------|----------|------------------|-----------|
| Part Nix of Nix of No. of Unit Unit Rent Rent Screece Weak Monthly Net Rent Employee Building Type Historic 1 1 1 1 2 380 425 92 426 92 426 92 426 92 426 92 426 92 426 92 426 92 426 92 426 92 426 92 426 92 426 92 446 426 92 446 446 926 108 3.2007 Wore Constraints No 50% AMI 3 2.0 14 1.580 707 117 448 555 1.080 3.2007 Nore Constraints No 1 Unrestricted 1 2.0 14 1.580 707 144 555 1.685 No 3.5807 Nore Constraints No 1 Unrestricted 3 2.0 7 1.380 740 9558 No | Š | Are 100% o | f units H | UD PBR | A? | No | Max | Pro-nosed | Allowance | Provider or | | | Albany | | 41,700 | Historic/ |
| 5% AMI 1 10 2 800 425 92 333 666 No 3-5807 New Construction No 59% AMI 3 2.0 5 1,350 589 1147 393 3.537 No 3-5807 New Construction No 69% AMI 1 1.0 5 880 510 510 92 448 2.265 No 3-5807 New Construction No 69% AMI 2 2.0 21 1.200 612 612 117 445 513 No 3-5807 New Construction No 69% AMI 3 2.0 14 1.300 707 707 144 555 1.665 No 3-5807 New Construction No 1 Unrestricted 2 2.0 7 1,350 740 740 5160 No 3-5807 New Construction No < 4580605 1 0 0 | | | | | | | | - | • | | | | | | | Deemed |
| 5% AMI 1 10 2 880 425 92 333 666 No 3-5807 New Construction No 50% AMI 3 2.0 5 1,320 510 510 No 3-5807 New Construction No 60% AMI 1 1.0 5 880 510 510 92 448 2.285 No 3-5key New Construction No 60% AMI 2 2.0 21 1.200 612 612 117 445 513 No 3-5key New Construction No 60% AMI 3 2.0 14 1.300 707 707 144 555 1.665 No 3-5key New Construction No 1 Unrestricted 2 2.0 7 1,350 740 740 5180 No 3-5key New Construction No < 4580 10.0 0 0 0 0 | i | Rent | | | | | | | | | - | | | | | Historic? |
| by 4.M 2 2.0 9 1.200 510 510 117 933 3.537 No 3-Stay New Construction No 50% A.MI 1 1.0 5 880 510 510 92 444 445 2.225 No 3-Stay New Construction No 60% A.MI 2 2.0 2.1 1.200 612 612 617 448 2.020 No 3-Stay New Construction No 60% A.MI 3 2.0 14 1.300 707 707 144 553 7.882 No 3-Stay New Construction No 1 Unrestricted 3 2.0 7 1.350 760 740 5180 No 3-Stay New Construction No 4-Solicoto- - - 0 0 0 0 0 - - - - - - - - - - | ш | | | | | | | | , | (See note below) | | | | | | |
| Spik AMI 3 2.0 5 1,350 589 144 445 2.225 No 3; Stary New Construction No 60% AMI 1 0.5 880 510 510 92 418 2.00 No 3; Stary New Construction No 60% AMI 2 2.0 2.1 1,200 612 612 117 485 10,385 No 3; Stary New Construction No 60% AMI 3 2.0 14 1,350 707 707 144 563 7,862 No 3; Stary New Construction No 1 Unrestricted 2 2.0 7 1,350 740 740 5180 No 3; Stary New Construction No 4:Sletchs - 0 | | | | | | | | | | | | | | , | | |
| BY AMI 1 10 5 880 510 510 92 448 2.090 No 3:Story New Construction No BYS AMI 3 20 14 1350 Total 553 7.882 No 3:Story New Construction No 1 Unrestricted 1 10 3 880 555 555 1685 No 3:Story New Construction No 1 Unrestricted 3 20 14 1200 685 980 No 3:Story New Construction No 4 Unrestricted 3 20 7 1,350 740 740 740 5180 No 3:Story New Construction No Construction No 0 0 0 0 0 0 0 Unrestricted 3 20 7 1,350 7 7 7 7 7 7 < | | | | | | | | | | | | | | | | |
| 90% AM 2 2.0 21 1.200 612 612 117 495 10.395 No 3-Say New Construction New 00% AM 3 2.0 14 1.350 77 707 707 7144 563 7.882 No 3-Say New Construction No 1 Unrestricted 1 1.0 3 880 77 707 7144 565 1.666 No 3-Say New Construction No 1 Unrestricted 2 2.0 7 1,350 740 - 740 5180 No 3-Say New Construction No 4 - 0 0 0 0 0 0 - | | | | | | | | | | | | | | | | |
| 0% AMI 3 2.0 14 1.350 707 707 1144 663 7.882 No 3. Skoy New Construction No 1 Unrestricted 2 2.0 14 1.20 685 555 1.665 No 3. Skoy New Construction No 1 Unrestricted 2 2.0 7 1.350 740 740 5.180 No 3. Skoy New Construction No < | | | | | | | | | | | | | | | | |
| 1 1 1 0 3 880 555 555 1.685 No 3.30rg New Construction No 1 Unrestricted 2 2.0 7 1.350 740 685 9.590 No 3.30rg New Construction No 4 0 0 0 0 0 0 0 0 3.50rg New Construction No < Céleict> 1 0 < | | | | | | , | | - | | | | | - | , | | |
| 1 Unrestricted 2 2.0 14 1.200 685 9.590 No 3: Story New Construction No 4 Unrestricted 3 2.0 7 1,350 740 5,180 No 3: Story New Construction No << | | | | | | | 707 | | 144 | | | | | | | |
| 1 Unrestricted 3 2.0 7 1,350 740 740 5,180 No 3- Stoy New Construction No < < < < < < < < < < < < < < < < < < < < < < < 1 1 0 | 1 | | | | | | | | | | | | | | | |
| < 0 | 1 | | | | | | | | | | | | | | | |
| < 0 | 1 | | 3 | 2.0 | / | 1,350 | | 740 | 0 | | | | INO | 3+ Story | New Construction | INO |
| < 0 | | | | | | | | | | | - | - | | | | |
| < | | | | | | | | | | | | | | | | |
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| 3 TOTAL 80 96,700 MONTHLY TOTAL 43,230 | | | | | | | | | | | | - | | | | |
| | 3 | | | TOTAL | 80 | 96,700 | | | | MONT | - | - | | | | |
| ANNUAL IUTALI DIA.7001 | Ŭ | | | | | 50,.00 | I | | | | UAL TOTAL | 518,760 | 1 | | | |

*** 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

| | nits: | |
|---|-------|--|
| ັ | | |

| Units: | | | | Efficiency | 1BR | 2BR | 3BR | 4BR | Total | |
|---------------|-----------------------|-------------------------|--------------------|------------|---------|---------|---------|--------|------------|-----------------------|
| | Low-Income | | 60% AMI | 0 | 5 | 21 | 14 | 0 | 40 (1 | ncludes inc-restr mgr |
| NOTE TO | | | 50% AMI | 0 | 2 | 9 | 5 | 0 | 16 | nits) |
| APPLICANTS | | | Total | 0 | 7 | 30 | 19 | 0 | 56 | |
| : If the | Unrestricted | | | 0 | 3 | 14 | 7 | 0 | 24 | |
| numbers | Total Residentia | | | 0 | 10 | 44 | 26 | 0 | 80 | |
| compiled in | Common Space | 3 | | 0 | 0 10 | 0 44 | 0 26 | 0 | 0 (r 80 | no rent charged) |
| this Summary | y Total | | | 0 | 10 | 44 | 20 | 0 | 00 | |
| do not | PBRA-Assisted | | 60% AMI | 0 | 0 | 0 | 0 | 0 | 0 | |
| appear to | (included in LI above | e) | 50% AMI | 0 | 0 | 0 | 0 | 0 | 0 | |
| match what | | | Total | 0 | 0 | 0 | 0 | 0 | 0 | |
| was entered | PHA Operating | Subsidy | 000/ 414 | | 0 | 0 | 0 | 0 | 0 | |
| in the Rent | Assisted | Subsidy- | 60% AMI 50% AMI | 0 | 0 | 0 0 | 0 0 | 0 0 | 0 | |
| Chart above, | (included in LI above | 2) | Total | 0 | 0 | 0 | 0 | 0 | 0 | |
| please verify | | =) | TOLAI | 0 | 0 | 0 | 0 | 0 | 0 | |
| that all | Type of | New Construction | Low Inc | 0 | 7 | 30 | 19 | 0 | 56 | |
| applicable | Construction | | Unrestricted | 0 | 3 | 14 | 7 | 0 | 24 | |
| columns | Activity | | Total + CS | 0 | 10 | 44 | 26 | 0 | 80 | |
| were | , | Acq/Rehab | Low Inc | 0 | 0 | 0 | 0 | 0 | 0 | |
| completed in | | | Unrestricted | 0 | 0 | 0 | 0 | 0 | 0 | |
| the rows | | | Total + CS | 0 | 0 | 0 | 0 | 0 | 0 | |
| used in the | | Substantial Rehab | Low Inc | 0 | 0 | 0 | 0 | 0 | 0 | |
| Rent Chart | | Only | Unrestricted | 0 | 0 | 0 | 0 | 0 | 0 | |
| above. | | Adaptive Reuse | Total + CS | 0 | 0 | 0 | 0 | 0 | 0 | |
| above. | | Historic Adaptive Reuse | | | | | | | 0 | |
| | | Thistone Adaptive Reuse | | | | | | | 0 | |
| | | Historic | | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Building Type: | Multifamily | | 0 | 10 | 44 | 26 | 0 | 80 | |
| | (for <i>Utility</i> | , | 1-Story | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Allowance and | 1 | Historic | 0 | 0 | 0 | 0 | 0 | 0 | |
| | other purposes) | | 2-Story | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | Historic | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | 2-Story Wlkp | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | Historic | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | 3+-Story | 0 | 10 | 44 | 26 | 0 | 80 | |
| | | | Historic | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | SF Detached | | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | Tourshama | Historic | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | Townhome | Historic | 0 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | |
| | | Duplex | | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | Duplex | Historic | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | Manufactured home | THOLOHO | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | Historic | 0 | 0 | 0 | 0 | Ö | 0 | |
| | | | | | v | v | × I | v | v | |

2017 Funding Application

| | | | | | _ | | | | | | | |
|------------------------|----------------------------------|-------------------|------------|----------|--------|----|----------------|------------------|-----------------|----|------------------|----|
| | Building Type: | Detached / SemiDe | tached | | | 0 | 0 | 0 | 0 | 0 | 0 | |
| | (for Cost Limit | | | Historic | | 0 | 0 | 0 | 0 | 0 | 0 | |
| | purposes) | Row House | | | | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | Walkup | | Historic | | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | vvaikup | | Historic | | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | Elevator | | , notono | | 0 | 10 | 44 | 26 | 0 | 80 | |
| | | | | Historic | | 0 | 0 | 0 | 0 | 0 | 0 | |
| Unit Squar | re Footage: | | | | L | | | | | | | |
| | Low Income | | | 60% AMI | | 0 | 4,400 | 25,200 | 18,900 | 0 | 48,500 | |
| | | | | 50% AMI | | 0 | 1,760 | 10,800 | 6,750 | 0 | 19,310 | |
| | I have a table to al | | | Total | | 0 | 6,160 | 36,000 | 25,650 | 0 | 67,810 | |
| | Unrestricted Total Residentia | , | | | | 0 | 2,640 8,800 | 16,800 52,800 | 9,450 35,100 | 0 | 28,890 96,700 | |
| | Common Space | | | | | 0 | 0,000 | 52,600 0 | 35,100 | 0 | 90,700 | |
| | Total | ; | | | · | 0 | 8,800 | 52,800 | 35,100 | 0 | - | |
| | | NCOME (annual a | mounts) | | L | 0 | 0,000 | 52,000 | 55,100 | 0 | 50,700 | |
| Ancillary Inc | | | iniounity) | | 10,375 | | Laundry ven | ding, app fees, | etc Actual not | | 2.00% | |
| • | ne (OI) by Year: | | | | 10,070 | | Launary, ven | ang, app ices, | | | 2.0078 | |
| Included in | Mgt Fee: | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Operating Su | | | | | | | | | | | | |
| Other: | | | | | | | | | | | | |
| | Total OI in Mgt Fe | e | - | - | - | - | - | - | - | - | - | - |
| | ed in Mgt Fee: | | | | | | | | | | | |
| Property Tax Other: | Abatement | | | | | | | | | | | |
| Other. | Total OI NOT in M | lat Fee | - | _ | - | - | - | - | - | - | - | - |
| Included in | | .gr. co | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Operating Su | | | | | | | | | | | | |
| Other: | | | | | | | | | | | | |
| | Total OI in Mgt Fe | e | - | - | - | - | - | - | - | - | - | - |
| | ed in Mgt Fee: | | | | | | | | | | , | |
| Property Tax Other: | Abatement | | | | | | | | | | | |
| Other. | Total OI NOT in M | lat Fee | - | - | - | - | - | - | - | - | - | - |
| Included in | | 0 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| Operating Su | | | | | | | | | | | | |
| Other: | | | | | | | | | | | | |
| | Total OI in Mgt Fe | e | - | - | - | - | - | - | - | - | - | - |
| | ed in Mgt Fee: | | | | | | | | | | , | |
| Property Tax Other: | Abatement | | | | | | | | | | | |
| Other. | Total OI NOT in M | lat Fee | - | - | - | - | - | - | - | - | - | - |
| Included in | | | 31 | 32 | 33 | 34 | 35 | | | | II | |
| Operating St | • | | 31 | 52 | | 54 | | | | | | |
| Other: | | | | | | | | | | | | |
| | Total OI in Mgt Fe | е | - | - | - | - | - | | | | | |
| | ed in Mgt Fee: | | | | | | | | | | | |
| Property Tax | Abatement | | | | | | | | | | | |
| Other: | | lat Eac | | | | | | | | | | |
| | Total OI NOT in M | iyi ree | - | - | - | - | - | | | | | |

IV. ANNUAL OPERATING EXPENSE BUDGET

| On-Site Staff Costs | |
|--------------------------------------|--------|
| Management Salaries & Benefits | 43,000 |
| Maintenance Salaries & Benefits | 32,000 |
| Support Services Salaries & Benefits | |
| Other (describe here) | |
| Subtotal | 75,000 |
| On-Site Office Costs | |
| Office Supplies & Postage | 10,000 |
| Telephone | 5,000 |
| Travel | 1,000 |
| Leased Furniture / Equipment | |
| Activities Supplies / Overhead Cost | 9,000 |
| Wellness Iniative | 4,500 |
| Subtotal | 29,500 |
| Maintenance Expenses | |
| Contracted Repairs | 15,000 |
| General Repairs | 12,000 |
| Grounds Maintenance | 18,000 |
| Extermination | 9,000 |
| Maintenance Supplies | 16,000 |
| Elevator Maintenance | |
| Redecorating | 5,000 |
| Other (describe here) | |

2017 Funding Application

Subtotal

Subtotal

(Avg\$/mth/unit)

24

0

13

Subtotal

0

5,000

9,000

6,000

20,000

23,000

12,000

12,000

47,000

On-Site Security Contracted Guard Electronic Alarm System

Professional Services

Legal

Accounting

Advertising Other (describe here)

Utilities

Electricity

Natural Gas

Water&Swr

75,000

Trash Collection Other (describe here)

| Insurance** | xes (Gross)* | 36, |
|--------------------|--------------------------|---------------|
| Insulance | | 17, |
| | | |
| Subtotal | | 53, |
| Management F | ee: | 27, |
| 363.78 | Average per unit per ye | ar |
| 30.31 | Average per unit per mo | onth |
| (Mgt Fee - see Pro | Forma, Sect 1, Operating | g Assumptions |
| TOTAL OPER | TING EXPENSES | 326, |
| Average per unit | 4,082.06 | |
| | Total OE Required | 320, |
| Replacement I | Reserve (RR) | 20, |
| Proposed averaga | RR/unit amount: | |
| <u>Minimum Re</u> | placement Reserve | Calculatio |
| <u>Unit Type</u> | <u>Units x RR Min</u> | Total by Ty |
| 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 |
| Totals | 80 | 20,000 |
| | | |

| | | | IUTAL ANNUAL EAPENSES | 340,303 |
|--|-----|--------------|-----------------------|---------|
| V. APPLICANT COMMENTS AND CLARIFICATIONS | VI. | DCA COMMENTS | | |
| Property taxes estimated by property tax professional and included in Tab 1, Item 1. Property Insurance estimated by insurance company | | | | |
| included in TAB 1, Item 1. | | | | |
| Operating Budget based on similar properties managed by agent in the same area. | | | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| | | | | |

Subtotal

| Ι. | OPERATING | ASSUMPTIONS |
|----|-----------|-------------|
|----|-----------|-------------|

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

Asset Management Fee Amount (include total charged by all lenders/investors)

Property Mgt Fee Growth Rate (choose one): Expense Growth Rate (3.00%)

Percent of Effective Gross Income

Please Note:

Yr 1 Prop Mgt Fee Percentage of EGI: No --> If Yes, indicate Yr 1 Mgt Fee Amt: Yes --> If Yes, indicate actual percentage:

5,000

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

Yr 1 Asset Mgt Fee Percentage of EGI:

5.50% 28,587 5.500%

-1.02%

| Year | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues | 518,760 | 529,135 | 539,718 | 550,512 | 561,523 | 572,753 | 584,208 | 595,892 | 607,810 | 619,966 |
| Ancillary Income | 10,375 | 10,583 | 10,794 | 11,010 | 11,230 | 11,455 | 11,684 | 11,918 | 12,156 | 12,399 |
| Vacancy | (37,039) | (37,780) | (38,536) | (39,307) | (40,093) | (40,895) | (41,712) | (42,547) | (43,398) | (44,266) |
| Other Income (OI) | - | - | - | - | - | - | - | - | - | - |
| OI Not Subject to Mgt Fee | - | - | - | - | - | - | - | - | - | - |
| Expenses less Mgt Fee | (299,500) | (308,485) | (317,740) | (327,272) | (337,090) | (347,203) | (357,619) | (368,347) | (379,398) | (390,780) |
| Property Mgmt | (27,065) | (27,607) | (28,159) | (28,722) | (29,296) | (29,882) | (30,480) | (31,089) | (31,711) | (32,345) |
| Reserves | (20,000) | (20,600) | (21,218) | (21,855) | (22,510) | (23,185) | (23,881) | (24,597) | (25,335) | (26,095) |
| NOI | 145,531 | 145,246 | 144,860 | 144,368 | 143,764 | 143,043 | 142,200 | 141,230 | 140,125 | 138,880 |
| Mortgage A | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) |
| 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 | 31,863 | 31,578 | 31,192 | 30,700 | 30,097 | 29,376 | 28,532 | 27,562 | 26,457 | 25,212 |
| DCR Mortgage A | 1.34 | 1.34 | 1.33 | 1.33 | 1.32 | 1.32 | 1.31 | 1.30 | 1.29 | 1.28 |
| DCR Mortgage B | | | | | | | | | | |
| DCR Mortgage C | | | | | | | | | | |
| DCR Other Source | | | | | | | | | | |
| Total DCR | 1.34 | 1.34 | 1.33 | 1.33 | 1.32 | 1.32 | 1.31 | 1.30 | 1.29 | 1.28 |
| Oper Exp Coverage Ratio | 1.42 | 1.41 | 1.39 | 1.38 | 1.37 | 1.36 | 1.35 | 1.33 | 1.32 | 1.31 |
| Mortgage A Balance | 1,981,959 | 1,963,080 | 1,943,324 | 1,922,650 | 1,901,015 | 1,878,376 | 1,854,684 | 1,829,892 | 1,803,948 | 1,776,798 |
| Mortgage B Balance | | | | | | | | | | |
| Mortgage C Balance | | | | | | | | | | |
| Other Source Balance | - | - | - | - | - | - | - | - | - | - |

| Ι. | OPERATING | ASSUMPTIONS |
|----|-----------|-------------|
|----|-----------|-------------|

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

Asset Management Fee Amount (include total charged by all lenders/investors)

Property Mgt Fee Growth Rate (choose one):

Expense Growth Rate (3.00%) Percent of Effective Gross Income

Please Note:

: Yr 1 Prop Mgt Fee Percentage of EGI: --> If Yes, indicate Yr 1 Mgt Fee Amt: Yes --> If Yes, indicate actual percentage:

5,000

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

Yr 1 Asset Mgt Fee Percentage of EGI:

5.50% 28,587 5.500%

-1.02%

| Year | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues | 632,366 | 645,013 | 657,913 | 671,071 | 684,493 | 698,183 | 712,146 | 726,389 | 740,917 | 755,735 |
| Ancillary Income | 12,647 | 12,900 | 13,158 | 13,421 | 13,690 | 13,964 | 14,243 | 14,528 | 14,818 | 15,115 |
| Vacancy | (45,151) | (46,054) | (46,975) | (47,914) | (48,873) | (49,850) | (50,847) | (51,864) | (52,901) | (53,960) |
| Other Income (OI) | - | - | - | - | - | - | - | - | - | - |
| OI Not Subject to Mgt Fee | - | - | - | - | - | - | - | - | - | - |
| Expenses less Mgt Fee | (402,503) | (414,578) | (427,015) | (439,826) | (453,021) | (466,611) | (480,610) | (495,028) | (509,879) | (525,175) |
| Property Mgmt | (32,992) | (33,652) | (34,325) | (35,012) | (35,712) | (36,426) | (37,155) | (37,898) | (38,656) | (39,429) |
| Reserves | (26,878) | (27,685) | (28,515) | (29,371) | (30,252) | (31,159) | (32,094) | (33,057) | (34,049) | (35,070) |
| NOI | 137,489 | 135,944 | 134,241 | 132,370 | 130,325 | 128,099 | 125,683 | 123,070 | 120,251 | 117,216 |
| Mortgage A | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) |
| 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 | 23,821 | 22,277 | 20,573 | 18,702 | 16,658 | 14,432 | 12,016 | 9,402 | 6,583 | 3,549 |
| DCR Mortgage A | 1.27 | 1.25 | 1.24 | 1.22 | 1.20 | 1.18 | 1.16 | 1.13 | 1.11 | 1.08 |
| DCR Mortgage B | | | | | | | | | | |
| DCR Mortgage C | | | | | | | | | | |
| DCR Other Source | | | | | | | | | | |
| Total DCR | 1.27 | 1.25 | 1.24 | 1.22 | 1.20 | 1.18 | 1.16 | 1.13 | 1.11 | 1.08 |
| Oper Exp Coverage Ratio | 1.30 | 1.29 | 1.27 | 1.26 | 1.25 | 1.24 | 1.23 | 1.22 | 1.21 | 1.20 |
| Mortgage A Balance | 1,748,387 | 1,718,656 | 1,687,544 | 1,654,986 | 1,620,916 | 1,585,262 | 1,547,952 | 1,508,909 | 1,468,051 | 1,425,296 |
| Mortgage B Balance | | | | | | | | | | |
| Mortgage C Balance | | | | | | | | | | |
| Other Source Balance | - | - | - | - | - | - | - | - | - | - |

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 5,000 Yr 1 Asset Mgt Fee Percentage of EGI: charged by all lenders/investors) Property Mgt Fee Growth Rate (choose one):

Expense Growth Rate (3.00%)

Percent of Effective Gross Income

Yr 1 Prop Mgt Fee Percentage of EGI: --> If Yes, indicate Yr 1 Mgt Fee Amt: No --> If Yes, indicate actual percentage: Yes

5.50% 28,587 5.500%

-1.02%

| Year | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues | 770,850 | 786,267 | 801,992 | 818,032 | 834,393 | 851,081 | 868,102 | 885,464 | 903,174 | 921,237 |
| Ancillary Income | 15,417 | 15,725 | 16,040 | 16,361 | 16,688 | 17,022 | 17,362 | 17,709 | 18,063 | 18,425 |
| Vacancy | (55,039) | (56,139) | (57,262) | (58,408) | (59,576) | (60,767) | (61,983) | (63,222) | (64,487) | (65,776) |
| Other Income (OI) | - | - | - | - | - | - | - | - | - | - |
| OI Not Subject to Mgt Fee | - | - | - | - | - | - | - | - | - | - |
| Expenses less Mgt Fee | (540,930) | (557,158) | (573,873) | (591,089) | (608,822) | (627,086) | (645,899) | (665,276) | (685,234) | (705,791) |
| Property Mgmt | (40,218) | (41,022) | (41,842) | (42,679) | (43,533) | (44,403) | (45,292) | (46,197) | (47,121) | (48,064) |
| Reserves | (36,122) | (37,206) | (38,322) | (39,472) | (40,656) | (41,876) | (43,132) | (44,426) | (45,759) | (47,131) |
| NOI | 113,958 | 110,467 | 106,733 | 102,746 | 98,494 | 93,970 | 89,159 | 84,053 | 78,637 | 72,899 |
| Mortgage A | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) |
| 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 | 290 | (3,201) | (6,935) | (10,922) | (15,173) | (19,697) | (24,509) | (29,615) | (35,031) | (40,769) |
| DCR Mortgage A | 1.05 | 1.02 | 0.98 | 0.95 | 0.91 | 0.86 | 0.82 | 0.77 | 0.72 | 0.67 |
| DCR Mortgage B | | | | | | | | | | |
| DCR Mortgage C | | | | | | | | | | |
| DCR Other Source | | | | | | | | | | |
| Total DCR | 1.05 | 1.02 | 0.98 | 0.95 | 0.91 | 0.86 | 0.82 | 0.77 | 0.72 | 0.67 |
| Oper Exp Coverage Ratio | 1.18 | 1.17 | 1.16 | 1.15 | 1.14 | 1.13 | 1.12 | 1.11 | 1.10 | 1.09 |
| Mortgage A Balance | 1,380,554 | 1,333,733 | 1,284,737 | 1,233,464 | 1,179,809 | 1,123,661 | 1,064,905 | 1,003,419 | 939,076 | 871,744 |
| Mortgage B Balance | | | | | | | | | | |
| Mortgage C Balance | | | | | | | | | | |
| Other Source Balance | - | - | - | - | - | - | - | - | - | - |

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 | | | | | | |
|--------------------------------------|---|-------|---------------------------------------|--------|--|--|--|
| Asset Manager charged by all lend | ment Fee Amount (include total ders/investors) | 5,000 | Yr 1 Asset Mgt Fee Percentage of EGI: | -1.02% | | | |
| Property Mgt F | ee Growth Rate (choose one) |): | Yr 1 Prop Mgt Fee Percentage of EGI: | 5.50% | | | |
| Expense Growth Rate (3.00%) | | No | > If Yes, indicate Yr 1 Mgt Fee Amt: | 28,587 | | | |
| Percent of Effective Gross Income | | Yes | > If Yes, indicate actual percentage: | 5.500% | | | |

| Year | 31 | 32 | 33 | 34 | 35 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|
| Revenues | 939,662 | 958,455 | 977,624 | 997,177 | 1,017,120 |
| Ancillary Income | 18,793 | 19,169 | 19,552 | 19,944 | 20,342 |
| Vacancy | (67,092) | (68,434) | (69,802) | (71,198) | (72,622) |
| Other Income (OI) | - | - | - | - | - |
| OI Not Subject to Mgt Fee | - | - | - | - | - |
| Expenses less Mgt Fee | (726,965) | (748,774) | (771,237) | (794,374) | (818,206) |
| Property Mgmt | (49,025) | (50,005) | (51,006) | (52,026) | (53,066) |
| Reserves | (48,545) | (50,002) | (51,502) | (53,047) | (54,638) |
| NOI | 66,828 | 60,410 | 53,629 | 46,475 | 38,931 |
| Mortgage A | (108,668) | (108,668) | (108,668) | (108,668) | (108,668) |
| 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 | (46,840) | (53,258) | (60,038) | (67,193) | (74,737) |
| DCR Mortgage A | 0.61 | 0.56 | 0.49 | 0.43 | 0.36 |
| DCR Mortgage B | | | | | |
| DCR Mortgage C | | | | | |
| DCR Other Source | | | | | |
| Total DCR | 0.61 | 0.56 | 0.49 | 0.43 | 0.36 |
| Oper Exp Coverage Ratio | 1.08 | 1.07 | 1.06 | 1.05 | 1.04 |
| Mortgage A Balance | 801,283 | 727,549 | 650,389 | 569,644 | 485,147 |
| Mortgage B Balance | | | | | |
| Mortgage C Balance | | | | | |
| Other Source Balance | - | - | - | - | - |

PART SEVEN - OPERATING PRO FORMA - 2017-066 The Woodlands, Albany, Dougherty County I. OPERATING ASSUMPTIONS 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 **Revenue Growth** 2.00% 5,000 Yr 1 Asset Mgt Fee Percentage of EGI: -1.02% charged by all lenders/investors) Expense Growth 3.00% **Reserves Growth** 3.00% Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 5.50% Vacancy & Collection Loss 7.00% Expense Growth Rate (3.00%) No --> If Yes, indicate Yr 1 Mgt Fee Amt: 28,587 Ancillary Income Limit 2.00% Percent of Effective Gross Income Yes --> If Yes, indicate actual percentage: 5.500%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-066 The Woodlands, Albany, Dougherty 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.

ound and have

DCA's Overall Comments / Approval Conditions:

| CA's Overall Comments / Approval Conditions. | |
|--|--|
|) | |
|) | |
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|) | |
|) | |
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|) | |
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| | |
| 0.) | |
| 1.) | |
| 2.) | |
| 3.) | |
| 4.) | |
| 5.) | |
| 5.) | |
| 7.) | |
| 8.) | |
| 9.) | |
| D.) | |

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The project will be financed with proceeds from the sale of the low income housing tax credits and a HUD 221(d)(4) loan. The HUD concept meeting was held 5/3/2017. HUD invited the application straight to firm. HUD meeting attendance list and invitation is included in TAB 01. All other financing commitments are included in TAB 01 as well. The project meets all of DCA's feasibility requirements as stated in the 2017 QAP.

DCA's Comments:

NOTE: Unit counts are linked to Rent Chart in Part VI Revenues &

Subotal

Subotal

Subotal

Unit Type

2 BR

3 BR

4 BR

1 BR

2 BR

3 BR

4 BR

1 BR

2 BR

3 BR

4 BR

1 BR

2 BR

3 BR

4 BR

Efficiency

Efficiency

Detached/Se Efficiency

Row House Efficiency

Walkup

Elevator

mi-Detached 1 BR

Expenses Tab. Cost Limit Per Unit totals by unit type are auto-calculated

2017 Funding Application

Nbr Units

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Applicant Response DCA USE

PART EIGHT - THRESHOLD CRITERIA 2017-066 The Woodlands, Albany, Dougherty County

FINAL THRESHOLD DETERMINATION (DCA Use Only) COST LIMITS 2

Nbr Units

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

10

44

26

0

New Construction and

Acquisition/Rehabilitation

120,264 x 0 units =

157.510 x 0 units =

191,153 x 0 units =

233,904 x 0 units =

275,297 x 0 units =

112,781 x 0 units =

147,999 x 0 units =

180,148 x 0 units =

221,709 x 0 units =

263,370 x 0 units =

93,491 x 0 units =

129,089 x 0 units =

163,659 x 0 units =

213,583 x 0 units =

266,118 x 0 units =

97,421 x 0 units =

136,390 x 10 units =

175,358 x 44 units =

233,811 x 26 units =

292.264 x 0 units =

Unit Cost Limit total by Unit Type

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

1,363,900

7,715,752

6,079,086

0

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.

Historic Rehab or Transit-Oriented Devlpmt

Unit Cost Limit total by Unit Type

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

qualifying for Historic Preservation or TOD pt(s)

132,290 x 0 units =

173.261 x 0 units =

210,268 x 0 units =

257,294 x 0 units =

302,826 x 0 units =

124,059 x 0 units =

162,798 x 0 units =

198,162 x 0 units =

243,879 x 0 units =

289,707 x 0 units =

102,840 x 0 units =

141,997 x 0 units =

180,024 x 0 units =

234,941 x 0 units =

292,729 x 0 units =

107,163 x 0 units =

150,029 x 0 units =

192,893 x 0 units =

257,192 x 0 units =

321,490 x 0 units =

Pass? Is this Criterion met? Yes MSA for Cost Limit purposes: Albany Tot Development Costs: 13,291,507 Cost Waiver Amount: Historic Preservation Pts 0 Community Transp Opt Pts 3

| Project Cost | |
|--------------|--|
| Limit (PCL) | |
| 15,158,738 | |
| 10,100,100 | |

Note: if a PUCL Waiver has been approved by DCA, that amount

| | Subotal | 80 | 15,158,738 | _ | 0 | 0 | | ede the amounts |
|----|--|-----------------|---|---------------|-----------------------------|--|----------------------------------|-----------------|
| То | tal Per Construction Type | 80 | 15,158,738 | - | 0 | 0 | show | n at left. |
| - | Threshold Justification per Applic | ant | | | DCA's Comments: | | | |
| To | tal development cost is less than th | e DCA cost lim | iit for the property. | | | | | |
| 3 | TENANCY CHARACTERI | STICS | This project is designated as: | | Family | | Pass? | |
| | Threshold Justification per Applic | ant | | - | DCA's Comments: | | - | |
| Se | lected tenancy is Family based on a | a great need in | Albany for family projects. | | | | | |
| 4 | REQUIRED SERVICES | | | | | | Pass? | |
| | | • | e specific services and meet the additionation at least 2 categories below for Family | • | | Does Applicant agree? ces from at least 3 categories belo | Agree ow for Senior projects: |] |
| | 1) Social & recreational program | ns planned & o | verseen by project mgr Specify: | social, holio | day and birthday parties, | pot luck dinners, movie night, b | pingo, etc. | |
| | 2) On-site enrichment classes | | Specify: | | | | | |
| | On-site health classes | | Specify: | stress mgt., | nutrition training, child h | ealth and development, smokir | ng cessation, etc. | |
| | Other services approved by E | DCA | Specify: | | | | | |
| | | | congregate supportive housing developm um of care or service provider for which M | | | | | r |
| | Threshold Justification per Applic | | | | DCA's Comments: | | | <u> </u> |

Applicant agrees to identify the needs of the community and provide the required services according to the

| Georgia Department of Community Affairs | 2017 Funding Application | Housin | g Finance and Dev | elopment Divisi |
|--|---|--------------------------------------|---------------------|-----------------|
| PART EIGHT - THRESHOL | D CRITERIA - 2017-066 The Woodlands, All | oany, Dougherty Cou | nty | |
| | | | Applicant Respo | nse DCA USE |
| FINAL THRESHOLD DETERMINATION (DCA U | Disclaimer: DCA Threshold and Scoring section revie | | ding round and have | |
| 5 MARKET FEASIBILITY | no effect on subsequent or fut | ure funding round scoring decisions. | Pass? | |
| | | Koonz & Salingar | | |
| A. Provide the name of the market study analyst used by applicant: B. Project absorption period to reach stabilized occupancy | | Koonz & Salinger 5 months | | |
| C. Overall Market Occupancy Rate | В. С. | 97.30% | | |
| D. Overall capture rate for tax credit units | D. | 1.70% | | |
| 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. | | I |
| Project Nbr Project Name | Project Nbr Project Name | Project Nbr | Project Name | |
| 1 15-043 Pointe North | 3 | 5 | | |
| 2 | 4 | 6 | | |
| F. Does the unit mix/rents and amenities included in the application in <i>Threshold Justification per Applicant</i> | match those provided in the market study? | | F. Yes | S |
| sts and the overall occupancy rate was of the existing projects was 94.5% ext to Westover High School in a DCA defined Stable Community. The 2 | | | | |
| DCA's Comments: | | | | |
| 6 APPRAISALS | | | Pass? | |
| A. Is there is an identity of interest between the buyer and seller of the | ne project? | | A. No | |
| B. Is an appraisal included in this application submission? | | | B. No | |
| If an appraisal is included, indicate Appraiser's Name and ans | wer the following questions: Appraiser's Name: | | | |
| Does it provide a land value? | | | 1) | |
| 2) Does it provide a value for the improvements? | | | 2) | |
| 3) Does the appraisal conform to USPAP standards? | | | 3) | |
| 4) For LIHTC projects involving DCA HOME funds, does the tota value of the property? | I hard cost of the project exceed 90% of the as completed un | nencumbered appraised | 4) | |
| C. If an identity of interest exists between the buyer and seller, did th | e seller purchase this property within the past three (3) years | \$? | С. | |
| D. Has the property been: | | | D | |
| 1) Rezoned? | | | 1) | |
| 2) Subdivided? | | | 2) | |
| 3) Modified? | | | 3) | |
| Threshold Justification per Applicant No appraisal required because the transaction is not a related party sale. | | | | |
| איס מאטרימושמו וביעוובט שבנמשבי ווב וומושמטוטוו וש ווטו מ ובומובע שמוני שמוני שמוני. | | | | |
| DCA's Comments: | | | | |
| | | | | |

| Georgia Department of Community Affairs | | 2017 Funding Application | 2017 Funding Application | | Housing Finance and Development Division | | |
|--|---|---|----------------------------|---|---|---------|--|
| P | ART EIGHT - THRE | SHOLD CRITERIA - 2017-066 The W | oodlands, Alb | any, Dougherty County | | | |
| | | | | Appli | icant Response | DCA USE | |
| | | Disclaimer: DCA Threshold a | nd Scoring section reviews | s pertain only to the corresponding funding round a | | | |
| FINAL THRESHOLD DETE | • | A USE OIIIy) no eff | ect on subsequent or futur | e funding round scoring decisions. | Base 2 | | |
| 7 ENVIRONMENTAL REQUIR | EMENIS | | | | Pass? | | |
| A. Name of Company that prepared | the Phase I Assessment | in accordance with ASTM 1527-13: | A. | Geotechnical & Enviromental Con | isultants, Inc. | | |
| B. Is a Phase II Environmental Repo | ort included? | | | | B. No | | |
| C. Was a Noise Assessment performed? | | | | | C. Yes | | |
| , | If "Yes", name of company that prepared the noise assessment? | | | Geotechnical & Enviromental Con | | | |
| | | cibels over the 10 year projection: | | | 2) 62.9 | | |
| 3) If "Yes", what are the contribution | | order of magnitude? | | | | | |
| North Westover Blvd, Gillionv | | | | | D. | | |
| D. Is the subject property located in1) Brownfield? | a. | | | | 1) No | | |
| 2) 100 year flood plain / floodwa | w2 | | | | 2) No | | |
| | ercentage of site that is wi | thin a floodalain: | | | a) | | |
| | /ill any development occur | | | | b) | | |
| , | documentation provided a | • | | | c) | | |
| 3) Wetlands? | | | | | 3) No | | |
| | nter the percentage of the | site that is a wetlands: | | | a) | | |
| , | /ill any development occur | | | | b) | | |
| | documentation provided a | | | | c) | | |
| 4) State Waters/Streams/Buffers | • | | | | 4) No | | |
| E. Has the Environmental Professio | | llowing on the subject property: | | | , <u> </u> | | |
| 1) Lead-based paint? | No | 5) Endangered species? | No | 9) Mold? | No | | |
| 2) Noise? | No | 6) Historic designation? | No | 10) PCB's? | ? No | | |
| 3) Water leaks? | No | 7) Vapor intrusion? | No | 11) Radon | ? No | | |
| 4) Lead in water? | No | 8) Asbestos-containing materials? | No | | | | |
| 12) Other (e.g., Native American | burial grounds, etc.) - des | cribe in box below: | | | | | |
| none | | | | | | | |
| F. Is all additional environmental do | cumentation required for a | a HOME application included, such as: | | | | | |
| Eight-Step Process for Wetla | nds and/or Floodplains rec | quired and included? | | | 1) | | |
| Has Applicant/PE completed | the HOME and HUD Envir | ronmental Questionnaire? | | | 2) | | |
| Owner agrees that they must | refrain from undertaking a | iny activities that could have an adverse effect on | the subject proper | ty? | 3) | | |
| G. If HUD approval has been previo | usly granted, has the HUD |) Form 4128 been included? | | | G. | | |
| Projects involving HOME funds must a | • | • | | | | | |
| H. The Census Tract for the propert mixed (25% - 49% minority), or I | | ose either <i>Minority concentration</i> (50% or more n % minority)]: | ninority), <i>Racially</i> | H. < <select>></select> | < <sele< td=""><td>∋ct>></td></sele<> | ∋ct>> | |
| I. List all contiguous Census Tracts | а: I. | | | | | | |
| J. Is Contract Addendum included i | n Application? | | | | J. | | |
| Threshold Justification per Applicant | | | | | | | |
| Project does not involve HOME and meet | s all DCA's environmental | requirements. Phase I is prepared in accordance | e with DCA guidelir | nes. Site has no environmental issu | es. Phase II not requir | red. | |
| DCA's Comments: | | | | | | | |

| Georgia Department of Community Affairs | | 2017 Funding | 2017 Funding Application | | Housing Finance and Development Divisio | | |
|--|---|--------------------------------------|---|----------------------------|---|----------|--|
| | PART EIGHT - THRESH | OLD CRITERIA - 2017-0 | 66 The Woodlands, Albany, Dougl | nerty County | | | |
| | | | | Applicant | Response | DCA USE | |
| | | Disclaimer: | DCA Threshold and Scoring section reviews pertain only to the | | | DOR COL | |
| | OLD DETERMINATION (DCA | Use Only) | no effect on subsequent or future funding round sco | ing decisions. | | | |
| 8 SITE CONTROL | | | | Pass? | | | |
| | vided through November 30, 2017? | Expiration Date: | 12/31/17 | A. | Yes | | |
| B. Form of site control | | | | Contract/Option | < <select>></select> | | |
| C. Name of Entity with the second | | | C. Woodlands Albany LP | | | | |
| D. Is there any Identi | ity of Interest between the entity with site con | trol and the applicant? | | D. | Yes | | |
| Threshold Justification | | | | | | | |
| | rest between land seller and applicant. The e | entity with site control and the app | licant are the same. The contract holder is th | e GP member and the contra | act is assigned | to the | |
| DCA's Comments: | | | | | | | |
| | | | | | | | |
| 9 SITE ACCESS | | | | Pass? | | | |
| A. Does this site prov | vide a specified entrance that is legally acces | ssible by paved roads and are the | appropriate drawings, surveys, photographs | and other A. | Yes | | |
| 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 B. | | | | | | | |
| 0. | imetable 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 | | | | | | | |
| | get 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? | | | | | | | |
| | | relopment costs, adequately addi | essed in Application? | | | | |
| Threshold Justification | | through a powed private drive of (| Glen Arm Manor Apartments. The right of acc | and through Clan Arm Mana | r is grapted th | rough on | |
| DCA's Comments: | Jessed Horr Gillionvile Road (a paved road) | inforgina paved private drive of t | bien Ann Marior Apartments. The light of acc | ess through Glen Ann Mano | r is granted th | ougnan | |
| DCA's Comments. | | | | | | | |
| | | | | Pass? | | | |
| 10 SITE ZONING | | | | Fass? A. | Yes | | |
| 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? | | | | | Yes | | |
| - | firmed, in writing, by the authorized Local Gov | | | C. | Yes | | |
| If "Yes": | Is this written confirmation inclusion | | | 1) | Yes | | |
| | Does the letter include the zoni | - | | 2) | Yes | | |
| | Is the letter accompanied by a zoning ordinance highlighted for | | ents (include a copy of the applicable sections | of the 3) | Yes | | |
| | 4) Is the letter accompanied by all | conditions of these zoning and la | and use classifications? | 4) | Yes | | |
| | If project is requesting HOME of development of prime or unique | | ment official also comment on whether projec | will include 5) | N/Ap | | |

| D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site | D. |
|--|----|
| layout conforms to any moratoriums, density, setbacks or other requirements? | |
| E. Are all issues and guestions surrounding the zoning and land use classification clearly defined prior to this application submission? | Ε. |

E. Are all issues and questions surrounding the zoning and land use classification clearly defined prior to this application submission?

Threshold Justification per Applicant

The property has split zoning classification of C-R (Community Residential Multiple-Dwelling District) and C-1 (Neighborhood Mixed-Use Business District). Both of these classifications allow multi-family DCA's Comments:

Yes

Yes

| eorgia Department of Community Affairs | 2017 Fundi | ng Application | Housing Finance | and Develop | ment Divisio |
|--|-------------------------------------|--|-------------------------------------|-------------------|---------------|
| PART EIGHT - THRESH | OLD CRITERIA - 2017 | -066 The Woodlands, Albany | , Dougherty County | | |
| | | | Applica | nt Response | |
| | Diceloir | ner: DCA Threshold and Scoring section reviews perta | | | DCA USL |
| FINAL THRESHOLD DETERMINATION (DCA | Use Only) | no effect on subsequent or future fund | | lave | |
| 11 OPERATING UTILITIES | | | Pas | ss? | |
| A. Check applicable utilities and enter provider name: | 1) Gas | N/A | | 1) No | |
| Threshold Justification per Applicant | 2) Electric | City of Albany | | 2) Yes | |
| The proposed project will the 100% electric. No gas utility needed. Le | , | | | _// | |
| DCA's Comments: | | | | | |
| | | | | | |
| 12 DUBLIC WATER/SANITARY SEWER/STORM SEV | | | Pas | se? | |
| 12 PUBLIC WATER/SANITARY SEWER/STORM SEW | ER | | 143 | | |
| A. 1) Is there a Waiver Approval Letter From DCA included in th | is application for this criterion a | as it pertains to single-family detached | Rural projects? | A1) No | |
| 2) If Yes, is the waiver request accompanied by an engineering | ng report confirming the availal | | e soil? | 2) | |
| B. Check all that are available to the site and enter provider | 1) Public water | City of Albany | | B1) Yes | |
| name: | 2) Public sewer | City of Albany | | 2) Yes | |
| Threshold Justification per Applicant | | | | | |
| Water and sewer is currently available at our site. The City of Albany h | as the capacity to provide the | water and sewer and a letter to that eff | ect is included in our application. | | |
| DCA's Comments: | | | | | |
| | | | | | |
| 13 REQUIRED AMENITIES | | | Pas | ss? | |
| Is there a Pre-Approval Form from DCA included in this application | n for this criterion? | | | No | |
| A. Applicant agrees to provide following required Standard Site A | | DCA Amenities Guidebook (solast opair | acch cotogon/ | A. Agree | |
| Applicant agrees to provide following required standard site 7 Community area (select either community room or c | | A1) Building | reach category). | | |
| 2) Exterior gathering area (if "Other", explain in box provided | • • | A2) Gazebo | If "Other", expla | in horo | |
| 3) On site laundry type: | at light). | A3) On-site laundry | | Inflicte | |
| B. Applicant agrees to provide the following required Additional S | to Amonitios to conform with | | | B. Agree | |
| The nbr of additional amenities required depends on the total | | | | | Amenities |
| Additional Amenities (describe in space provided below) | Guidebook Met? DCA Pr | | as (describe below) | Guidebook Met? | |
| 1) Equipped Playground | | | | Guidebook wiet: | DCATIC-appior |
| 2) Wellness Center | | 4) | | | |
| C. Applicant agrees to provide the following required Unit Amenit | ies: | (⁺ | | C. Agree | |
| 1) HVAC systems | | | | 1) Yes | |
| 2) Energy Star refrigerators | | | | 2) Yes | |
| a) Energy Star feingerators3) Energy Star dishwashers (not required in senior USDA or | HUD properties) | | | 2) Tes 3) Yes | |
| | nob properties) | | | | |
| 4) Stoves | | | | · | |
| 5) Microwave ovens 6) a Rowder based staveten fire suppression conjectors instal | lad above the range cools too | OP | | 5) Yes | |
| a. Powder-based stovetop fire suppression canisters instal b. Electropically controlled colid cours ploton over store to a | | | | 6a) Yes 6b) No | |
| b. Electronically controlled solid cover plates over stove to | | ing additional required Amon ^{ition} | | / | |
| D. If proposing a Senior project or Special Needs project, Applica A) Flowtone are installed for access to all units above the project. | | ing additional required Amenities: | | D. N/A | |
| 1) Elevators are installed for access to all units above the gro | | | - da - a | 1) | |
| 2) Buildings more than two story construction have interior fu | | | | 2) | |
| 3) a. 100% of the units are accessible and adaptable, as defi | | aments Act of 1988 | | 3a) | |
| b. If No, was a DCA Architectural Standards waiver grante | 3? | | | 3b) | |
| Threshold Justification per Applicant | | | liesticz | | |
| Applicant will provide all amentities that are required for the project. Do | ocumentation is included on Si | te Development Plan included with app | Dication. | | |
| DCA's Comments: | | | | | |

| Applica | ant Response DCA US |
|---|-------------------------|
| FINAL THRESHOLD DETERMINATION (DCA Use Only) | have |
| | iss? |
| A. Type of rehab (choose one): | < <select>></select> |
| B. Date of Physical Needs Assessment (PNA): | |
| Name of consultant preparing PNA: | |
| Is 20-year replacement reserve study included? | |
| C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst? | C. |
| Name of qualified BPI Building Analyst or equivalent professional: | |
| D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced | D. |
| DCA Rehabilitation Work Scope form referenced above clearly 1. All immediate needs identified in the PNA. | 1) |
| | 2) |
| All applicable architectural and accessibility standards. All remediation issues identified in the Phase I Environmental Site Assessment. | 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 | 4) E. |
| set forth in the QAP and Manuals, and health and safety codes and requirements. <u>Applicant agrees?</u> | L. |
| Threshold Justification per Applicant | |
| Project is not a rehabilitation project | |
| DCA's Comments: | |
| | |
| 15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN Pa | ISS? |
| A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual? | A. Yes |
| Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan? | Yes |
| B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)? | B. Yes |
| C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions? | C. Yes |
| Site Map delineates the approximate location point of each photo? | Yes |
| D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries? | D. Yes |
| Threshold Justification per Applicant Our site plan conforms to all DCA requirements and all required maps and photos are included in application. | |
| DCA's Comments: | |
| | |
| 16 BUILDING SUSTAINABILITY Pa | iss? |
| A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual? | A. Agree |
| B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual? | B. Agree |
| Threshold Justification per Applicant | |
| Applicant will meet and exceed threshold sustainability requirements. | |
| DCA's Comments: | |
| | |
| | |

PART EIGHT - THRESHOLD CRITERIA - 2017-066 The Woodlands, Albany, Dougherty County

Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have FINAL THRESHOLD DETERMINATION (DCA Use Only) no effect on subsequent or future funding round scoring decisions. **17 ACCESSIBILITY STANDARDS** Pass? Yes A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing A1) 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 2) Yes 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, 3) No 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? Yes 4 Nbr of Units Minimum Required: **B.** 1) a. Will at least 5% of the total units (but no less than one unit) be equipped for the mobility disabled, Equipped: Nbr of Units Percentage including wheelchair restricted residents? 1) a. Mobility Impaired 4 4 5% B1)a Yes b. Roll-in showers will be incorporated into 40% of the mobility 2 40% 2 Yes 1) b. Roll-In Showers equipped units (but no fewer than one unit)? 2) Will least an additional 2% of the total units (but no less than one 2) Sight / Hearing Impaired 2 2 2% Yes unit) be equipped for hearing and sight-impaired residents? C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team С Yes nor have an Identify of Interest with any member of the proposed Project Team? Zeffert & Associates The DCA gualified consultant will perform the following: Name of Accessibility Consultant 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The C1) Yes 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. 2) Yes 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 3) Yes 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 4) Yes accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

Threshold Justification per Applicant

Applicant will complete all accessibility requirements and is not eligible for statutory exemptions. Applicant will ensure that all assessibility laws are complied with during development and operation of DCA's Comments:

| PARTEIG | HT - THRESHOLD CRITERIA - 2017-066 The Woodlands, Albany, Dougherty Count | y |
|---|---|--------------------------------------|
| | | Applicant Response DCA USE |
| FINAL THRESHOLD DETERMINA | TION (DCA Use Only) | g round and have |
| 18 ARCHITECTURAL DESIGN & QUAL | • | Pass? |
| | | |
| Is there a Waiver Approval Letter From DCA inc | | No |
| | ndards contained in the Application Manual for quality and longevity? tion Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this | Yes |
| | for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, | A. |
| | uildings and common area amenities are not included in these amounts. | <u>.</u> |
| B. Standard Design Options for All Projects | | В. |
| 1) Exterior Wall Finishes (select one) | Exterior wall faces will have an excess of 40% brick or stone on each total wall surface | 1) Yes |
| Major Bldg Component Materials & Upgrades (select one) | Upgraded roofing shingles, or roofing materials (warranty 30 years or greater) | 2) Yes |
| C. Additional Design Options - not listed abore Pre-Award Deadlines and Fee Schedule, ar | ve, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application and d subsequently approved by DCA. | C. |
| 1) | | 1) No |
| 2) | | 2) No |
| Threshold Justification per Applicant | | · |
| Applicant will meet and exceed DCA's architectural s | tandards. | |
| DCA's Comments: | | |
| | | |
| 19 QUALIFICATIONS FOR PROJECT T | EAM (PERFORMANCE) | Pass? |
| A. Did the Certifying Entity meet the experience | e requirement in 2016? | A. Yes |
| B. Is there a pre-application Qualification of Pre- | pject Team Determination from DCA included in this application for this criterion? | B. Yes |
| C. Has there been any change in the Project T | eam since the initial pre-application submission? | C. No |
| D. Did the project team request a waiver or wai | ver renewal of a Significant Adverse Event at pre-application? | D. No |
| | | Certifying GP/Developer |
| F. DCA Final Determination | F. <mark></mark> | << Select Designation >> |
| Threshold Justification per Applicant | | |
| | The site was unidentified at the time. The qualification determination was for a 100 unit flexible pool new constru | ction project. We have decreased the |
| DCA's Comments: | | |
| | | Page 2 |
| 20 COMPLIANCE HISTORY SUMMARY | | Pass? |
| A. Was a pre-application submitted for this Det | | A. Yes |
| B. If 'Yes", has there been any change in the st | | B. No |
| C. Has the Certifying Entity and all other project Project Participants? | t team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for | C. Yes |
| Threshold Justification per Applicant | | |
| | is of any project included in the CHS form since pre-application 2017PA-017. | |
| DCA's Comments: | | |

| PART EIGHT - THRESHOLD CRITERIA - 2017-066 The Woodlands, Albany, Dougherty County | PART EIGHT - THRESHOLD CRITERIA - | 2017-066 The Woodlands, Albany | y, Doughert | y County |
|--|-----------------------------------|--------------------------------|-------------|----------|
|--|-----------------------------------|--------------------------------|-------------|----------|

| | Applicant Res | oonse DCA USE |
|--|--------------------|---------------|
| FINAL THRESHOLD DETERMINATION (DCA Use Only) | ing round and have | |
| | Pass? | |
| 21 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE | F 855 ! | |
| A. Name of Qualified non-profit: A. | | |
| B. Non-profit's Website: B. | | |
| C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? | C. | |
| Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? | D. | |
| E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? | E. | |
| F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? | F. | |
| G. <u>All Applicants</u>: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? <u>CHDOS Only</u>: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? | G. | |
| H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included | н. | |
| 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. | 1. | |
| Threshold Justification per Applicant | | |
| Applicant is not a non-profit. | | |
| DCA's Comments: | | |
| | | |
| 22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE | Pass? | |
| A. Name of CHDO: Name of CHDO Managing GP: | | |
| B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? | В. | |
| C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? | C. | |
| D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount: 0 | D. | |
| Threshold Justification per Applicant | | |
| Applicant is not a CHDO. | | |
| DCA's Comments: | | |
| | | |
| 23 REQUIRED LEGAL OPINIONS State legal opinions included in application using boxes provided. | Pass? | |
| A. Credit Eligibility for Acquisition | | No |
| B. Credit Eligibility for Assisted Living Facility | В. | No |
| C. Non-profit Federal Tax Exempt Qualification Status | | No |
| D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP] | D. | No |
| E. Other (If Yes, then also describe): E. | | No |
| Threshold Justification per Applicant | | |
| No legal opinions required. | | |
| DCA's Comments: | | |

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|----|----|----|

| Appl | icant R | esponse | DCA USE |
|--|----------|---------|---------|
| FINAL THRESHOLD DETERMINATION (DCA Use Only) | and have | | |
| 24 RELOCATION AND DISPLACEMENT OF TENANTS | Pass? | | |
| A. Does the Applicant anticipate displacing or relocating any tenants? | А. | No | |
| B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding? | B1) | No | |
| 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? | 2) | | |
| 3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements? | 3) | No | |
| C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements? | C. | | |
| D. Provide summary data collected from DCA Relocation Displacement Spreadsheet: | | | |
| 1) Number of Over Income Tenants 4) Number of Down units | | | |
| 2) Number of Rent Burdened Tenants 5) Number of Displaced Tenants | | | |
| 3) Number of Vacancies | | | |
| E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation): | | | |
| 1) Individual interviews 3) Written Notifications | | | |
| 2) Meetings 4) Other - describe in box provided: | | | |
| Threshold Justification per Applicant | | | |
| Site is vacant land. No relocation or displacement required. | | | |
| DCA's Comments: | | | |
| | | | |
| 25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) | Pass? | | |
| If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that: | | | |
| A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located? | А. | Agree | |
| B. Has a strategy that affirmatively markets to persons with disabilities and the homeless? | В. | Agree | |
| C. Has a strategy that establishes and maintains relationships between the management agent and community service providers? | C. | Agree | |
| 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? | D. | Agree | |
| E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy? | E. | Agree | |
| F. Includes making applications for affordable units available to public locations including at least one that has night hours? | F. | Agree | |
| G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area? | G. | Agree | |
| 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. | H. | Agree | |
| Threshold Justification per Applicant | | | |
| Applicant agrees to submit required AFFH plan and implement all required AFFH procedures. | | | |
| DCA's Comments: | | | |
| | | | |
| 26 OPTIMAL UTILIZATION OF RESOURCES | Pass? | | |
| Threshold Justification per Applicant | | | |
| Application is an optimal utilitzation of resources because it meets all the goals and policies set forth in the QAP providing safe, decent and affordable housing that is also | viable | | |
| DCA's Comments: | | | |

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

| PAR | T NINE - SC | CORING CRITERIA - 2017-066 The Wood | lands, Alba | any, Dougherty County | | | |
|--|-------------|--|---------------------|--------------------------------------|--------|--------|----------|
| | | cants must include comments in sections where points are cl | | | Score | Self | DCA |
| | | n only to the corresponding funding round and have no effect on su will result in a one (1) point "Application Completeness" dedu | | e funding round scoring decisions. | Value | | Score |
| | | | CHUH. | TOTALS: | 92 | 66 | 22 |
| 1. APPLICATION COMPLETENESS | | (Applicants start with 10 pts. Any p | oints entered | will be subtracted from score value) | 10 | 10 | 10 |
| A. Missing or Incomplete Documents | Number: | 0 For each missing or incomplete document, | one (1) point will | be deducted | A. | 0 | 0 |
| Organization | Number: | 0 One (1) pt deducted if not organized as set | | | 1 | Ō | 0 |
| B. Financial and Other Adjustments | Number: | | | | B. | 0 | 0 |
| DCA's Comments: | | Enter "1" for each ite | | ν. | | | |
| A. Missing or Illegible or Inaccurate Documents or | Nbr | | Nbr | B. Financial adjustments/ravi | alana | | lbr |
| Application Not Organized Correctly | 0 | INCOMPLETE Documents: | 0 n/a | B. Financial adjustments/revi | sions: | | 0 /a |
| | | 1 | II/a | | | | /a |
| | | | | | | | |
| 2 | | 2 | | 2 | | | |
| | | | | | | | |
| | | | | | | | |
| 3 | | 3 | included in | 3 | | includ | led in 2 |
| | | | 2 | | | | |
| | | | | | | | |
| 4 | | 4 | | 4 | | includ | led in 2 |
| | | | | | | | |
| | | r | In a local and free | - | | | |
| 5 | | 5 | included in 4 | 5 | | | |
| | | | • | | | | |
| 6 | | 6 | | 6 | | | |
| 0 | | | | 0 | | | |
| | | | | | | | |
| 7 | | 7 | included in | 7 | | | |
| | | | 6 | | | | |
| | | | | | | | |
| 8 | | 8 | | 8 | | | |
| | | | | | | | |
| | | | | | | | |
| 9 | | 9 | included in | 9 | | | |
| 10 | | 10 | 8 | 10 | | | |
| 10 | | 10 | | 10 | | | |
| 11 | | 11 | included in | 11 | | | |
| | | | 10 | | | | |
| 12 | | 12 | | 12 | | | |
| | | | | | | | |

2017-066WoodlandsGORACore

| orgia Department of Community Affairs | 20 | 17 Funding Applicatior | า | | Housing Finan | ce and D | evelop | oment | Divisio |
|---|---|---|--|---|--|---|--|---|--------------|
| PART NINE - | SCORING CRITERIA - | 2017-066 The Wood | llands, Alb | bany, Dougherty | y County | | | | |
| Disclaimer: DCA Threshold and Scoring section reviews pe | pplicants must include comments tain only to the corresponding fundir so will result in a one (1) point "A | ng round and have no effect on s | ubsequent or fut | ture funding round scorin | g decisions. | Score Value | | Self core | DCA Score |
| | | | | | TOTALS: | 92 | | 66 | 22 |
| . DEEPER TARGETING / RENT / INCOME RE | STRICTIONS | Choose A or B. | | | | 3 | | 2 | 0 |
| A. Deeper Targeting through Rent Restrictions | | Total Residential Units | 80 | | | | | | |
| Applicant agrees to set income limits at 50% AMI and gross rents at o | r Per A | pplicant Per DCA | | Actual Percent | of Residential Units: | | | | |
| below 30% of the 50% income limit for at least: | Nbr of F | Restricted Residential Units | : | Per Applicant | Per DCA | 2 | Α. | 2 | 0 |
| 1. 15% of total residential units | | | | 0.00% | 0.00% | 1 | 1. | 0 | 0 |
| or 2. 20% of total residential units | | 16 | | 20.00% | 0.00% | 2 | 2. | 2 | 0 |
| B. Deeper Targeting through <u>New</u> PBRA Contract | s Nbr of | f PBRA Residential Units: | _ | | | 3 | В. | 0 | 0 |
| 1. 15% (at least) of residential units to have | PBRA for 10+ yrs: | | | 0.00% | 0.00% | 2 | 1. | 0 | 0 |
| Application receives at least DCA's Comments: | er Section VII. Stable Commu | unities. Points awarded i | n Sect VII: | 6 | 2 | 1 | 2. | 0 | 0 |
| Is the completed and executed DCA Desirable/Undesirable | | | | - | - | | | Yes 12 | |
| A. Desirable Activities B. Bonus Desirable C. Undesirable/Inefficient Site Activities/Character Scoring Justification per Applicant | (1 or 2 pts (1 pt - see (1 pt subt | s each - see QAP) e QAP) racted each) | Complete thi DCA Desiral complete | is section using results ble/Undesirable Certific d form in both Excel ar indicated in Tabs C | from completed current cation form. Submit this ad signed PDF, where hecklist. | 12 1 various | А. В. С. | 12 1 0 | |
| A. Desirable Activities B. Bonus Desirable C. Undesirable/Inefficient Site Activities/Character | (1 or 2 pts (1 pt - sec istics (1 pt subt ect is not in a food desert. Th parton College Library are with | s each - see QAP) e QAP) racted each) here are more than 12 desir | Complete thi DCA Desiral complete | is section using results ble/Undesirable Certific d form in both Excel ar indicated in Tabs C 2 miles of our site. | from completed current cation form. Submit this nd signed PDF, where hecklist Ve qualify for the bond | 12 1 various us desirable | A. B. C. | 12 1 0 | |
| A. Desirable Activities B. Bonus Desirable C. Undesirable/Inefficient Site Activities/Character Scoring Justification per Applicant o undersirables were located within 1/4 mile of our site. Proart, Albany Primary Health Care/Glover Dental Center and E formation on this web page: https://www.asurams.edu/archi DCA's Comments: COMMUNITY TRANSPORTATION OPTIONS | (1 or 2 pts (1 pt - sec (1 pt - sec (1 pt subt ect is not in a food desert. Th Darton College Library are with ves/west/~dclib/Policies/ | s each - see QAP) e QAP) racted each) nere are more than 12 desir in 1/2 mile walking distance See s | Complete thi DCA Desiral complete rables within 2 e of the site. | is section using results ble/Undesirable Certific d form in both Excel ar indicated in Tabs C 2 miles of our site. V Darton College Libra | from completed current cation form. Submit this nd signed PDF, where hecklist Ve qualify for the bond | 12 1 various us desirable | A. B. C. e point t s evide | 12 1 0 Decaus nced by 3 | y the |
| A. Desirable Activities Bonus Desirable Undesirable/Inefficient Site Activities/Character Scoring Justification per Applicant undersirables were located within 1/4 mile of our site. Pro art, Albany Primary Health Care/Glover Dental Center and D formation on this web page: https://www.asurams.edu/archi DCA's Comments: COMMUNITY TRANSPORTATION OPTIONS Evaluation Criteria | (1 or 2 pts (1 pt - see ristics (1 pt subt eect is not in a food desert. Th parton College Library are with ves/west/~dclib/Policies/ | s each - see QAP) e QAP) racted each) here are more than 12 desir in 1/2 mile walking distance See s etitive Pool chosen: | Complete thi DCA Desiral complete rables within 2 e of the site. | is section using results ble/Undesirable Certific d form in both Excel ar indicated in Tabs C 2 miles of our site. V Darton College Libra | a from completed current cation form. Submit this ad signed PDF, where hecklist Ve qualify for the bond ary is open to the gene | 12 1 various us desirable eral public a | A. B. C. c. s evide | 12 1 0 Deccause nced by 3 pplicant grees? | y the |
| A. Desirable Activities Bonus Desirable Undesirable/Inefficient Site Activities/Character Scoring Justification per Applicant undersirables were located within 1/4 mile of our site. Pro art, Albany Primary Health Care/Glover Dental Center and D formation on this web page: https://www.asurams.edu/archi DCA's Comments: COMMUNITY TRANSPORTATION OPTIONS Evaluation Criteria All community transportation services are accessible | (1 or 2 pts (1 pt - sec (1 pt subt ect is not in a food desert. Th parton College Library are with ves/west/~dclib/Policies/ | s each - see QAP) e QAP) racted each) nere are more than 12 desir in 1/2 mile walking distance See s etitive Pool chosen: ian Walkways. | Complete thi DCA Desiral complete rables within 2 e of the site. | is section using results ble/Undesirable Certific d form in both Excel ar indicated in Tabs C 2 miles of our site. V Darton College Libra | a from completed current cation form. Submit this ad signed PDF, where hecklist Ve qualify for the bond ary is open to the gene | 12 1 various us desirable eral public a | A. B. C. c. s evide | 12 1 0 Deccause nced by 3 pplicant | y the |
| A. Desirable Activities Bonus Desirable C. Undesirable/Inefficient Site Activities/Character Scoring Justification per Applicant D. undersirables were located within 1/4 mile of our site. Pro- art, Albany Primary Health Care/Glover Dental Center and D formation on this web page: https://www.asurams.edu/archi DCA's Comments: COMMUNITY TRANSPORTATION OPTIONS Evaluation Criteria All community transportation services are accessible DCA has measured all required distances between a | (1 or 2 pts (1 pt - sec (1 pt - sec (1 pt subt ect is not in a food desert. Th parton College Library are with ves/west/~dclib/Policies/ | s each - see QAP) e QAP) racted each) here are more than 12 desir in 1/2 mile walking distance <i>See</i> s etitive Pool chosen: ian Walkways. I the transit stop along Pave | Complete thi DCA Desiral complete rables within 2 e of the site. | is section using results ble/Undesirable Certific d form in both Excel ar indicated in Tabs C 2 miles of our site. V Darton College Libra | a from completed current cation form. Submit this ad signed PDF, where hecklist Ve qualify for the bond ary is open to the gene | 12 1 various us desirable eral public a | A. B. C. C. e point t s evide | 12 1 0 Deccause nced by 3 pplicant grees? Yes | y the |
| A. Desirable Activities Bonus Desirable C. Undesirable/Inefficient Site Activities/Character Scoring Justification per Applicant Dundersirables were located within 1/4 mile of our site. Pro- art, Albany Primary Health Care/Glover Dental Center and D formation on this web page: https://www.asurams.edu/archi DCA's Comments: COMMUNITY TRANSPORTATION OPTIONS Evaluation Criteria All community transportation services are accessible DCA has measured all required distances between a Each residential building is accessible to the pedest 4. Paved Pedestrian Walkway is in existence by Applic | (1 or 2 pts (1 pt - sec (1 pt - sec (1 pt subt ect is not in a food desert. The Parton College Library are with ves/west/~dclib/Policies/ | s each - see QAP) e QAP) racted each) here are more than 12 desir in 1/2 mile walking distance See s etitive Pool chosen: ian Walkways. I the transit stop along Pave re Paved Pedestrian Walkw is immediately adjacent to 7 | Complete thi DCA Desiral complete rables within 2 e of the site. | is section using results ble/Undesirable Certific d form in both Excel ar indicated in Tabs C 2 miles of our site. V Darton College Libra a for further requirem Walkways. , Applicant has subn | a from completed current cation form. Submit this ad signed PDF, where hecklist We qualify for the bond ary is open to the gene | 12 1 various us desirable eral public a | A. B. C. C. | 12 1 0 Deccause nced by 3 pplicant grees? | y the |
| A. Desirable Activities Bonus Desirable C. Undesirable/Inefficient Site Activities/Character Scoring Justification per Applicant Dundersirables were located within 1/4 mile of our site. Pro- art, Albany Primary Health Care/Glover Dental Center and D formation on this web page: https://www.asurams.edu/archi DCA's Comments: COMMUNITY TRANSPORTATION OPTIONS Evaluation Criteria All community transportation services are accessible DCA has measured all required distances between a Each residential building is accessible to the pedest | (1 or 2 pts (1 pt - sec (1 pt - sec (1 pt subt ect is not in a food desert. Th Darton College Library are with ves/west/~dclib/Policies/ | s each - see QAP) e QAP) racted each) here are more than 12 desir in 1/2 mile walking distance See s etitive Pool chosen: ian Walkways. I the transit stop along Pave re Paved Pedestrian Walkw is immediately adjacent to A hip entity of the land on white | Complete thi DCA Desiral complete rables within 2 e of the site. ccoring criteria Flexible ed Pedestrian ray. Applicant site, ch the Walkw | is section using results ble/Undesirable Certific d form in both Excel ar indicated in Tabs C 2 miles of our site. V Darton College Libra a for further requirem Walkways. , Applicant has subn | a from completed current cation form. Submit this ad signed PDF, where hecklist We qualify for the bond ary is open to the gene | 12 1 various us desirable eral public a | A. B. C. C. | 12 1 0 Deccaus nced by 3 pplicant grees? Yes Yes | y the |

| Georgia Department of Community Affairs | 2017 Funding Application | Housing Finance | and Dev | /elopmei | nt Division |
|---|---|---------------------------|----------------------|------------------|---------------------|
| PART NINE - SCORING CRITER | RIA - 2017-066 The Woodlands, Albany, Doughe | rty County | | | |
| Disclaimer: DCA Threshold and Scoring section reviews pertain only to the correspondin | nments in sections where points are claimed. g funding round and have no effect on subsequent or future funding round sc pint "Application Completeness" deduction. | orina decisions. | Score Value 92 | Self Score | DCA Score |
| Flexible Pool Choose <u>A or B.</u> | | | | | |
| A. Transit-Oriented Development Choose either option 1 or 2 units | der A | | 6 | A. 0 | 0 |
| 1. Site is owned by local transit agency & is strategically targeted by | | ion, regardless of | | 1. | 0 |
| create housing with on site or adjacent access to public transporta | | | 5 | •• | |
| OR 2. Site is <i>within one (1) mile</i> * of a transit hub | transit agency/service | | 4 2 | 2. | |
| 3. Applicant in A1 or A2 above serves Family tenancy. | Albany Transit System | . 229-446-2700 | - | 3. | |
| B. Access to Public Transportation Choose only one option in B. | , , , | | • | в. 3 | 0 |
| 1. Site is within 1/4 mile * of an established public transportation stop | http://www.albany.ga.us/filestorage/1798/2879/2941/Rout | e_6_GrayWeb.pdf | | 1. <u>3</u> | |
| OR 2. Site is within 1/2 mile * of an established public transportation stop | | | | 2. | |
| OR 3. Site is within one (1) mile * of an established public transportation | | sit_System_Map.pdf | | 3. | |
| Rural Pool | | 5 | | | |
| 4. Publicly operated/sponsored and established transit service (in | cluding on-call service onsite or fixed-route service within 1/2 m | le of site entrance*) | 2 4 | 4. | |
| *As measured from an entrance to the site that is accessible to pedestrians and connection | • | , | _ | | |
| Scoring Justification per Applicant | | | | | |
| Albany Transit has a bus stop along Route 6 Gray/Darton that is located 10 feet from | our site access easement along City of Albany paved sidewalks | . Paved pedestrian walkwa | ys will be o | constructed | d in our |
| DCA's Comments: 5. BROWNFIELD (With EPA/EPD Documentation) A. Environmental regulatory agency which has designated site as a Brownfield and determined clean B. Source of opinion Itr stating that property appears to meet requiremts for issuance of EPD No Furth | | d information | 2 | Yes/No | Yes/No |
| C. Has the estimated cost of the Environmental Engineer monitoring been included in the developme | | | | C. | |
| DCA's Comments: | | | | | |
| | | | | | |
| 6. SUSTAINABLE DEVELOPMENTS | | | 3 | 3 | 0 |
| Choose only one . See scoring criteria for further requirements. | Platinum Cert - EC House Multifamily | | • | | <u> </u> |
| Competitive Pool chosen: | Flexible | | | | |
| DCA's Green Building for Affordable Housing Training Date of Course | 2/14/17 Houston Brown DHM Developer, I | nc | | Yes | |
| Course - Participation Certificate obtained? Date of Course | | it 's Company Name here>> | | 163 | |
| An active current version of draft scoring worksheet for development, illustrating | | | | Yes | |
| For Rehab developments - required Energy Audit Report submitted per current | | | | N/a | |
| | | | 0 | |) (a. a. (b. l. a. |
| A. Sustainable Communities Certification Project seeks to obtain a sustainable community certification from the program c 1. EarthCraft Communities Date that EarthCraft Communities Memorandum of Participation was execut 2. Leadership in Energy and Environmental Design for Neighborhood Devi | ed for the development where the project is located: | | 2 | A. Yes/No N/a | |
| a) Date of project's Feasibility Study prepared by a nonrelated third party LEED | | | | | |

| Georgia Department of Community Affairs | 2017 Funding Application | Housing | Finance and Dev | velopment Divisio |
|--|--|---|---------------------------------|--|
| | NG CRITERIA - 2017-066 The Woodlands | , Albany, Dougherty County | | |
| Disclaimer: DCA Threshold and Scoring section reviews pertain only to | nust include comments in sections where points are claimed, the corresponding funding round and have no effect on subsequer ult in a one (1) point "Application Completeness" deduction. | nt or future funding round scoring decisions. | Score <u>Value</u> LS: 92 | SelfDCAScoreScore6622 |
| b) Name of nonrelated third party LEED AP that prepared Feasil | cility Study: < <enter ap's="" he<="" leed="" name="" td=""><td>-</td><td>-</td><td></td></enter> | - | - | |
| Commitments for <i>Building</i> Certification: 1. Project will comply with the program version in effect at the tir 2. Project will meet program threshold requirements for Building 3. Owner will engage in tenant and building manager education in | Sustainability? | tive programs? | | Yes/No Yes/No 1. Yes 2. Yes 3. Yes |
| C. Exceptional Sustainable Building Certification Project commits to obtaining a sustainable building certificate D. High Performance Building Design The proposed building A worst case HERS Index that is at least 15% lower than the A 10% improvement over the baseline building performance r | ing design demonstrates: ENERGY STAR Target Index? ating? The energy savings will be established following n the ENERGY STAR Multifamily High-Rise Simulation | ed highest level of certification chosen al g the Performance Rating Method outline Guidelines. | 3 bove? 1 ed in | B. N/a C. Yes/No Yes/No 1. Yes D. 0 0 1. N/a 2. N/a |
| For minor, moderate, or substantial rehabilitations, a projected or ENERGY STAR compliant whole building energy model? | | | software | ^{3.} N/a |
| Scoring Justification per Applicant | | | | |
| Applicant commits to receiving Exceptional Sustainable Building Certification under the draft scoring sheet that inculdes the minimum score to achieve Platinum certification is DCA's Comments: | 0, | Atlanta Home Builders Association's EarthCraft | House multifamily certifica | ation program. Required |
| | (Must use data from the most surrent EELEC approv | nement nublished as of lanuary 1, 201() | | 6 2 |
| 7. STABLE COMMUNITIES | (Must use data from the most current FFIEC census | report, published as of January 1, 2016) | 7 | |
| A Census Tract Demographics & Competitive Pool chosen: Flexible | | | 3 | 2 Yes/No Yes/No |
| B. 1. Project is located in a census tract that meets the following de | emographics according to the most recent FFIEC Cens | us Report (www.ffiec.gov/Census/): | | Yes |
| 2. Less than 10% below Poverty level (see | Income) | Actual Percent 8.25% | | |
| o 11 | Demographics) | Designation: Upper | | |
| (Flexible Pool) Project is NOT located in a census tract that r | meets the above demographics according to the most r | ecent FFIEC Census Report | | N/a |

| | (www.ffiec.gov/Census/), but /S 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 | Per Applicant |
| | Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable | A2 |
| | Housing Properties" map: | |

D. Mixed-Income Developments in Stable Communities Market units: 24 Total Units: DCA's Comments:

80

Mkt Pct of Total:

2

2

Per DCA

<Select>

30.00%

2

2

0

2

| Seorgia Department of Community Affairs | 2017 Fundir | ng Application | Housing Finan | ce and Dev | elopment Divisio |
|--|---|--|--------------------------------------|---|----------------------------------|
| PART NINE | - SCORING CRITERIA - 2017-06 | 6 The Woodlands, Albany | , Dougherty County | | |
| Disclaimer: DCA Threshold and Scoring section reviews | Applicants must include comments in sections bertain only to the corresponding funding round and to so will result in a one (1) point "Application Co | have no effect on subsequent or future fur | nding round scoring decisions. | Score Value | Self DCA Score Score |
| | | | TOTALS: | 92 | 66 22 |
| 8. TRANSFORMATIONAL COMMUNITIES Is this application eligible for two or more points under If applying for sub-section A, is the completed and exec If applying for sub-section B, is the completed and exec | cuted DCA Neighborhood Redevelopment (| Certification included in the approp | riate tab of the application? | 10 | 0 0 |
| Eligibility - The Plan (if Transformation Plan builds | | | tion Plan and Transformation Plan co | olumns): Transf | ormation Plan |
| a) Clearly delineates targeted area that includes prop encompass entire surrounding city / municipality / | | A) Enter page nbr(s) fr | Yes/No om Plan> | Yes/No | Yes/No hbr(s) from Plan here> |
| b) Includes public input and engagement during the p | lanning stages? | b) <pre></pre> | | | nbr(s) from Plan here> |
| c) Calls for the rehabilitation or production of affordat community? | le rental housing as a policy goal for the | c) <a> | om Plan > | <enter page="" r<="" td=""><td>nbr(s) from Plan here></td></enter> | nbr(s) from Plan here> |
| d) Designates implementation measures along w/spe policies & housing activities? | cific time frames for achievement of | d) <pre></pre> <pre></pre> <pre></pre> <pre>d) </pre> | om Plan> | <enter page="" r<="" td=""><td>nbr(s) from Plan here></td></enter> | nbr(s) from Plan here> |
| The specific time frames and implementation mea | sures are current and ongoing? | <enter fr<="" nbr(s)="" page="" td=""><td>om Plan></td><td><enter page="" r<="" td=""><td>nbr(s) from Plan here></td></enter></td></enter> | om Plan> | <enter page="" r<="" td=""><td>nbr(s) from Plan here></td></enter> | nbr(s) from Plan here> |
| e) Discusses resources that will be utilized to implem | ent the plan? | e) | om Plan> | <enter page="" r<="" td=""><td>nbr(s) from Plan here></td></enter> | nbr(s) from Plan here> |
| f) Is included in full in the appropriate tab of the app | ication binder? | f) | | | |
| Website address (URL) of <i>Revitalization</i> Plan: Website address (URL) of <i>Transformation</i> Plan: | | | | | |
| A. Community Revitalization | | | | 2 A | A. 0 Yes/No Yes/No |
| i.) Plan details specific work efforts directly affecting ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt? | Date Plan originally adopted by Loca Time (#yrs, #mths) from Plan Adoptic Date(s) Plan reauthorized/renewed b | on to Application Submission Date | | | i.) |
| iii.) Public input and engagement <u>during the planning</u> a) Date(s) of Public Notice to surrounding community Publication Name(s) | | | | | |
| b) Type of event: Date(s) of event(s): | b) < <select 1="" event="" type=""></select> | >> << | Select Event 2 type>> | | |
| c) Letters of Support from local non- government entities. Entity N | | | Select Entity 2 type>> | | |
| Community Revitalization Plan - Application pro which the property will be located. | | | | 1 1 | |
| 2. Qualified Census Tract and Community Revital a written Community Revitalization Plan for the sp | ecific community in which the property will I | be located. | | 1 2 | |
| Project is in a QCT? No | Census Tract Number: 0 | 105.02 Eli | gible Basis Adjustment: | State Boost | |

| | | PART NINE - SC | ORING CRIT | ERIA - 2017- | 066 The W <u>ood</u> | lands, Albany, Dougherty Cou | nty | | | | |
|-------------|-------------------|--|------------------------|-----------------------|----------------------|---|-----------------|-----------|------------|----------|--------|
| | | | | comments in section | | | | Score | Se | lf | DCA |
| | Disclaimer: DCA | | | | | ubsequent or future funding round scoring decision | ins. | Value | | | Score |
| | | Failure to do so | will result in a one (| 1) point "Application | Completeness" dedu | | OTALS: | 92 | 66 | | 22 |
| | | | | | | | JIALS. | 92 | 00 | | 22 |
| OR | ····· | farmation Dian | | | | | | c | - - | | |
| | | formation Plan ference an existing Community Revita | ization Plan mee | ting DCA standard | e? | | | 6 | B | | |
| | | | Ization Fian mee | any DCA standard | 5! | | | | | _ | |
| | Community-Bas | | | | | | | 2 | 1. | | |
| <u>Cor</u> | nmunity-Based D | eveloper (CBD) | Select at least to | wo out of the three | |) in "a" below, or "b"). | CBD | 1 | | | |
| | Entity Name | | | _ | Website | | | | | | |
| a) <i>i</i> | Contact Name | of the post of the state of the state (2) | Direct Line | | Email | | | | Yes/ | NO Y | /es/No |
| a) I. | | stully partnered with at least two (2) es re) in the last two years and can docun | | | | t serve the area around the development | (proposed or | | • | | |
| | CBO 1 Name | ic) in the last two years and can docum | | | Purpose: | | | | Lott | or of Si | upport |
| | | hborhd where partnership occurred | | | Website | | | | | nclude | |
| | Contact Name | iborita where partnership occurred | Direct Line | | Email | | | | | | u. |
| | CBO 2 Name | | Direct Line | | Purpose: | | | | Lett | er of Si | upport |
| | L | hborhd where partnership occurred | | | Website | | | | | nclude | |
| | Contact Name | | Direct Line | | Email | | | | | | |
| ii. | In the last three | years, the CBD has participated or led | philanthropic acti | vities benefitting ei | ther 1) the Defined | Neighborhood or 2) a targeted area sur | rounding their | | ii. | | |
| | | another Georgia community. Use com | | | | | - | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | aluius sisitistius I | hu tha Lagal Cause | ana ant in a Decus | t fan Dran aand an aimilan auklia hid maaa | | | | | |
| | | n received as a result of a community | | • | | t for Proposal or similar public bid proce | SS. | | iii. | | |
| or b) | - | | | - | as a CHDO. | | | | b) | _ | |
| | nmunity Quarterb | . , | See QAP for rec | | | | CQB | 1 | | | |
| i. | | | | | | efined Neighborhood, as delineated by | the Community | Enter pag | | | |
| | | Plan, to increase residents' access to lo | | | | | | nbr(s) he | e | | |
| | | contirming their partnership with Proje | ct Leam to serve | as CQB is include | | lication binder where indicated by Tabs (| Jhecklist? | | | | |
| <i>III.</i> | CQB Name | | Dire et Line | | Website | | | | | | |
| 2 | Contact Name | motion Dian | Direct Line | | Email | | | 4 | 2. | | |
| 2. | Quality Transfo | | noment and Outr | anah priar ta Applia | notion Cubmission | | | 4 | Z. | | |
| 2) | Public and Priva | Feam has completed Community Enga | Jerneni and Outr | | Tenancy: | Family | | | | | |
| a) | | | ransformation Do | artner types while | | nust engage at least <u>one</u> . <u>Applicant ag</u> | aroos? | | | | |
| ; | Transformation I | | | armer types, while a | Senior Applicants r | Date of Public Meeting 1 between Partr | | | | | |
| Ι. | Org Name | | | | | Date (s) of publication of meeting notice | | | | | |
| | Website | | | | | Publication(s) | | | | | |
| | Contact Name | | Direct Line | | | Social Media | | | | | |
| | Email | | | | | Mtg Locatn | | | | | |
| | Role | | | | | · · | Mtg 1 between I | Partners? | | | |
| | Role | | | | | Which Partners were present at Public | Mtg 1 between I | Partners? | | | |

| orgia Department of Communi | PART NINE - SCORING CRITERIA - 2017-066 The Woodlands, Albany, Dougherty County Meximultation of the comesponding 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 "Anolication Completeness" deduction. Score Value Score Value Score Value Score Value Self D anation Partner 2 SelectTransformation Prinr type> If "Other" Type, specify below: Date of Public Meeting 2 (optional) between Partners If "Other" Type, Publication (Signature) Date of Public Meeting 2 (optional) between Partners If "Other" Type, Date of Publication of meeting notice If "Other" Type, Publication (Signature) If "Other" Type, Date of Public Meeting 2 (optional) between Partners If "Other" Type, Publication (Signature) If "Other" Type, Date of Public Meeting 2 (optional) between Partners If "Other" Type, Publication (Signature) If "Other" Type, Date of Publication of meeting notice If "Other" Type, Publication of Meeting 1 notice If "Other" Type, Publication binder? If "Other | nt Divisi | | | | | | |
|-------------------------------------|--|---------------------------|--------------------------------------|-------------------|---|-------------|-----------|----------|
| | PART NI | NE - SCORING CRITERIA | A - 2017-066 The Wood | llands, Alba | any, Dougherty County | | | |
| Disclaimer: DCA Threshold and | REMINULE: Applicants must i Disclaimer: DCA Threshold and Scoring section reviews pertain only to the colspan="2">Failure to do so will result in <i>ii.</i> Transformation Partner 2 Select Transformation Prtnr type Org Name | | Inding round and have no effect on s | ubsequent or futu | | Value | Score | - |
| | | | | 7 | | 92 | 00 | 22 |
| | <select td="" trans<=""><td>formation Prtnr type></td><td></td><td></td><td></td><td></td><td></td><td></td></select> | formation Prtnr type> | | | | | | |
| | | | specify below: | | | | | |
| | | Direct Line | | . , | | | | |
| | | Direct Line | | | | | | |
| | | | | | ra wara procent at Dublic Mtg 2 batwar | n Dortnoro? | | |
| | Choose either | "I" or "ii" below for (b) | | | is were present at Fublic Mig 2 between | I Failleis? | Yes/Nr | Ves/No |
| , | | | f results included in correspon | ding tab in ann | lication hinder? | | i | 103/14 |
| | | | | ang tao in app | | | | - |
| | | | | | | | ii | |
| - | | | | Dates: Mtg 2 | Mtg Notice Publicatio | | | |
| 5 | ing 1 notice | | | | | | artners? | 7 |
| Publication(s) | | | | | | | | |
| Social Media | | | | . , | | | | |
| Meeting Location | | | | Mtg Locatn | | | | |
| | s provided in app | plication binder? | | | published notices provided in application | n binder? | | |
| | | | preventing this community fro | | | | ome popul | ation to |
| | | | | | х З | | | |
| i. Local Population Challenge 1 | | | | | | | | |
| Goal for increasing residents' acce | ess | | | | | | | |
| Solution and Who Implements | | | | | | | | |
| Goal for catalyzing neighborhood | s access | | | | | | | |
| Solution and Who Implements | | | | | | | | |
| ii. Local Population Challenge 2 | | | | | | | | |
| Goal for increasing residents' acce | | | | | | | | |
| Solution and Who Implements | 6 | | | | | | | |
| Goal for catalyzing neighborhood | s access | | | | | | | |
| Solution and Who Implements | 5 | | | | | | | |
| iii. Local Population Challenge 3 | | | | | | | | |
| Goal for increasing residents' acce | ess | | | | | | | |
| Solution and Who Implements | 6 | | | | | | | |
| Goal for catalyzing neighborhood | s access | | | | | | | |
| Solution and Who Implements | 5 | | | | | | | |
| iv. Local Population Challenge 4 | | | | | | | | |
| Goal for increasing residents' acce | ess | | | | | | | |
| Solution and Who Implements | | | | | | | | |
| Goal for catalyzing neighborhood | s access | | | | | | | |
| Solution and Who Implements | 6 | | | | | | | |
| v. Local Population Challenge 5 | | | | | | | | |
| Goal for increasing residents' acce | ess | | | | | | | |
| Solution and Who Implements | 5 | | | | | | | |
| Goal for catalyzing neighborhood | s access | | | | | | | |

| KEMINU Disclaimer: DCA Threshold and Scoring section revi Failure Solution and Who Implements C. Community Investment | DER: Applicants must include comment | ts in sections where points are claimed. ling round and have no effect on subseque | | Score Value 92 | Self D Score So 66 2 |
|---|---|--|--|----------------------|----------------------------|
| Disclaimer: DCA Threshold and Scoring section revi Failure Solution and Who Implements Community Investment 1. Community Improvement Fund Amo Source | iews pertain only to the corresponding fund e to do so will result in a one (1) point "/ | ling round and have no effect on subseque | ent or future funding round scoring decisions. | Value | Score Sc |
| Community Investment Community Improvement Fund Amc Source | ount / Balance | | | L | |
| 1. Community Improvement Fund Amo Source | ount / Balance | | | | |
| 1. Community Improvement Fund Amo Source | ount / Balance | | | 4 | |
| | | | Family | 1 1. | |
| Contact | | Bank Name | | Applicants: Please | uso "Dt IV R |
| | Direct Line | Account Name | | Community Improv | |
| Email | | Bank Website | | provided. | |
| Bank Contact | Direct Line | Contact Email | | | |
| Description of | | | | | |
| Use of Funds | | | | | |
| | | | | | |
| Narrative of | | | | | |
| how the | | | | | |
| secured funds | | | | | |
| support the | | | | | |
| Community | | | | | |
| Revitalization | | | | | |
| Plan or | | | | | |
| Community | | | | | |
| Transformation | | | | | |
| Plan. | | | | | |
| | | | | | |
| | | | | | |
| 2. Long-term Ground Lease | | | | 1 2. | |
| a) Projects receives a long-term ground lease (no | o less than 45-year) for nominal co | nsideration and no other land costs | for the entire property? | · -· | |
| b) No funds other than what is disclosed in the A | | | | | |
| | pplication have been of will be baily | | conthy? | | |
| , | | - | - | | |
| 3. Third-Party Capital Investment | ,, at at | - | rectly? betitive Pool chosen: Flexible | 23. | |
| 3. Third-Party Capital Investment Unrelated Third-Party Name | | Comp | betitive Pool chosen: Flexible | | |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type | | Comp <sele< td=""><td>ect unrelated 3rd party type></td><td>2 3.</td><td>Completion [</td></sele<> | ect unrelated 3rd party type> | 2 3. | Completion [|
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion [</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion [|
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type></td><td></td><td>Completion E</td></sele<> | ect unrelated 3rd party type> | | Completion E |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r Description of Investment or | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion [</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion [|
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion [</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion [|
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r Description of Investment or | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion [</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion [|
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r Description of Investment or Funding Mechanism | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion E</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion E |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r Description of Investment or Funding Mechanism Description of Investment's | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>completion E</td></sele<> | ect unrelated 3rd party type> n Submission? | | completion E |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion E</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion E |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Description of how the | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion E</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion E |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Description of how the investment will serve the | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion E</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion E |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r 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 | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion E</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion E |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Description of how the investment will serve the | ope or was improvement completed | Comp <sele< td=""><td>ect unrelated 3rd party type> n Submission?</td><td></td><td>Completion E</td></sele<> | ect unrelated 3rd party type> n Submission? | | Completion E |
| 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in sco Distance from proposed project site in miles, r 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 | ope or was improvement completed | Comp Sele I more than 3 yrs prior to Application | ect unrelated 3rd party type> n Submission? | | Completion E |

| KEMINDER: Applicants must include comments in sections where points are claimed. Score 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. Score Secore Failure to do so will result in a one (1) point "Application Completeness" deduction. Value Score | If DCA ore Score |
|--|---------------------|
| TOTALS: 92 66 | 22 |
| D. Community Designations (Choose only one.) 10 D. | |
| 1. HUD Choice Neighborhood Implementation (CNI) Grant 1. | |
| 2. Purpose Built Communities 2. | |
| Scoring Justification per Applicant | |
| No points claimed for transformation. | |
| DCA's Comments: | |
| | |
| 9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS (choose A or B) 4 3 | 0 |
| Competitive Pool chosen: Flexible | |
| A. Phased Developments Phased Development? No 0 3 A. 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? 1. N/ | a |
| 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? 2. | |
| 3. Are any other phases for this project also submitted during the current funding round? 3. | |
| 4. Was site control over the entire site (including all phases) in place when the initial phase was closed? 4. | |
| B. Previous Projects (Flexible Pool) (choose 1 or 2) 3 B. 3 | 0 |
| The proposed development site is not within a 1-mile radius of a Georgia Housing Credit development that has received an award in the last | |
| 1. Five (5) DCA funding cycles 3 1. 3 2. Five (1) DCA funding cycles 3 1. 3 | |
| OR 2. Four (4) DCA funding cycles 2 2. 4 0. | • |
| C. Previous Projects (Rural Pool) (choose 1 or 3) 4 C. 0 | 0 |
| The proposed development site is within a Local Government boundary which has not received an award of 9% Credits: 1. Within the last Five (5) DCA funding cycles 3 1. | |
| 2. Since the 2000 DCA Housing Credit Competitive Round (additional point) 1 2. | |
| OR 3. Within the last Four (4) DCA funding cycles 2 3. | |
| Scoring Justification per Applicant | |
| Pointe North was funded in the City of Albany in 2015. This project is located outside the 1-mile radius from this development site. | |
| DCA's Comments: | |

| REMINUER: 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. |
|---|
| 10. MARKET CHARACTERISTICS 2 2 0 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? A. No Ves/No Yes/No Yes/No 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? B. No Image: C. No |
| For DCA determination: Yes/No Yes/No 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? A. No |
| 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%? Scoring Justification per Applicant A. No A. No B. No C. No D. No |
| 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%? Scoring Justification per Applicant There are not more than 2 DCA funded projects in the primary market area which have physical occupancy rates of less than 90% (market survey page 79). 2015 and 2016 showed a significant rate of |
| 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? C. Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected? C. No D. Is the capture rate of a specific bedroom type and market segment over 55%? Scoring Justification per Applicant There are not more than 2 DCA funded projects in the primary market area which have physical occupancy rates of less than 90% (market survey page 79). 2015 and 2016 showed a significant rate of |
| D. Is the capture rate of a specific bedroom type and market segment over 55%? Scoring Justification per Applicant There are not more than 2 DCA funded projects in the primary market area which have physical occupancy rates of less than 90% (market survey page 79). 2015 and 2016 showed a significant rate of |
| Scoring Justification per Applicant There are not more than 2 DCA funded projects in the primary market area which have physical occupancy rates of less than 90% (market survey page 79). 2015 and 2016 showed a significant rate of |
| There are not more than 2 DCA funded projects in the primary market area which have physical occupancy rates of less than 90% (market survey page 79). 2015 and 2016 showed a significant rate of |
| |
| DCA's Comments: |
| |
| |
| 11. EXTENDED AFFORDABILITY COMMITMENT (choose only one) 1 1 0 |
| A. Waiver of Qualified Contract Right 1 A. 1 |
| Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period? |
| B. Tenant Ownership 1 B. |
| Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units). |
| DCA's Comments: |
| |
| 12. EXCEPTIONAL NON-PROFIT 0 3 |
| Nonprofit Setaside selection from Project Information tab: 0 Yes/No |
| Is the applicant claiming these points for this project? |
| Is this is the only application from this non-profit requesting these points in this funding round? |
| Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application? |
| DCA's Comments: |
| |
| 13. RURAL PRIORITY Competitive Pool: 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 Unit Total 80 |
| AGP Woodlands Albany Partners LLC 0.0090% David A. Brown NPSponsr 0 0.0000% 0 |
| OGP1 0 0.0000% 0 Developer DHM Developer, Inc. 0.0000% David A. Brown |
| 0 0.000% 0 Co-Developer 1 0 0.000% 0 |
| OwnCons O Co-Developer 2 O O.0000% O |
| Chuchhill Stateside Group 98.9910% Dan Duda Developmt Consult 0 0.0000% 0 |
| State LP Chuchhill Stateside Group 1.0000% Dan Duda |
| Scoring Justification per Applicant DCA's Comments: Site is not rural. Image: Common state of the state |

| PART NINE - | SCORING CRITERIA - 2017- | 066 The Wood | lands, Albany, Doughert | y County | | | |
|--|---|--------------------------|--|------------------------|-----------------|---------------|--------------|
| Disclaimer: DCA Threshold and Scoring section reviews per | pplicants must include comments in sectio tain only to the corresponding funding round a so will result in a one (1) point "Application | ind have no effect on su | bsequent or future funding round scori | ng decisions. | Score Value | Self Score | DCA Score |
| | | | | TOTALS: | 92 | 66 | 22 |
| 14. DCA COMMUNITY INITIATIVES | | | | | 2 | 0 | 0 |
| A. Georgia Initiative for Community Housing (GICH) | | | | | 1 | | |
| Letter from an eligible Georgia Initiative for Community H | ousing team that clearly: | | | | , | A. Yes/No | Yes/No |
| 1. Identifies the project as located within their GICH co | | < Sele | ct applicable GICH > |] | 1 | 1. | |
| 2. Is indicative of the community's affordable housing g | - | | | - | 2 | 2. | |
| 3. Identifies that the project meets one of the objectives | | | | | 3 | 3. | |
| 4. Is executed by the GICH community's primary or sec | condary contact on record w/ Universit | y of Georgia Housir | g and Demographic Research (| Center as of 5/1/17? | 2 | 4. | |
| 5. Has not received a tax credit award in the last three | years | | | | 5 | 5. | |
| NOTE: If more than one letter is issued by a Gl | CH community, no project in the | at community sh | all be awarded this point. | | | | |
| B. Designated Military Zones | http://www.dca.state.ga.us/economic/Dev | | | | 1 | | |
| Project site is located within the census tract of a DCA-de | esignated Military Zone (MZ). | | | | I | B. | |
| City: Albany County: | Dougherty QCT | ? No | Census Tract #: | 005.02 | | | |
| Scoring Justification per Applicant | | | DCA's Comments: | | | | |
| GICH letter not obtained for project. | | | | | | | |
| 15. LEVERAGING OF PUBLIC RESOURCES | | Competitive P | ool chosen: | Flexible | 4 | 4 | 0 |
| Indicate that the following criteria are met: | | | | | | Yes/No | Yes/No |
| a) Funding or assistance provided below is binding and | l unconditional except as set forth in th | is section. | | | ; | a) Yes | |
| b) Resources will be utilized if the project is selected fo | r funding by DCA. | | | | l | b) Yes | |
| c) Loans are for both construction and permanent finan | | | | | | c) Yes | |
| d) Loans are for a minimum period of ten years and ref rates at or below Bank prime loan, as posted on the | | • | | 538 loans must reflect | t interest | d) Yes | |
| e) Fannie Mae and Freddie Mac ensured loans are not | | | | | | e) Yes | |
| f) If 538 loans are beng considered for points in this se | | | | | | f) N/a | |
| 1. Qualifying Sources - New loans or new grants fro | | | Amount | | | Amount | |
| a) Federal Home Loan Bank Affordable Housing Progra | - | a) | | a | a) | | |
| b) Replacement Housing Factor Funds or other HUD P | | b) | | b |) | | |
| c) HOME Funds | | c) | | c | ;) | | |
| d) Beltline Grant/Loan | | d) | | d | i) | | |
| e) Historic tax credit proceeds | | e) | | e | e) | | |
| f) Community Development Block Grant (CDBG) progr | am funds | f) | | f | f) | | |
| g) National Housing Trust Fund | | g) | | g | 1) | | |
| h) Georgia TCAP acquisition loans passed through a Q | ualified CDFI revolving loan fund | h) | | h | <mark>ı)</mark> | | |
| i) Foundation grants, or loans based from grant procee | eds per QAP | i) | | i | i) | | |
| j) Federal Government grant funds or loans | | j) | 2,000,000 | j | j) | | |
| Total Qualifying Sources (TQS): | | | 2,000,000 | J | | 0 | |
| 2. Point Scale | Total Development Costs (TDC): | | 13,291,507 | | | | |
| Scoring Justification per Applicant | TQS as a Percent of TDC: | | 15.0472% | | | 0.0000% | |
| Project is eligible for 4 leveraging points achieved through obt | taining a Letter of Encouragement fro | m HUD Multifamily | Housing for a HUD 221(d)(4) ins | ured construction/perr | m loan . A Let | tter of | |
| DCA's Comments: | | | | | | | |

| PART NINE - SCORING CRITERIA - 2017-066 The Wo | odlands, Albany, Doughe | rty County | | |
|--|---------------------------------------|-------------------------|--------------|-----------------------|
| REMINDER: Applicants must include comments in sections where points a | | | Score | Self DCA |
| Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect o Failure to do so will result in a one (1) point "Application Completeness" d | | oring decisions. | Value | Score Score |
| Failure to do so will result in a one (1) boint. Abbildation Completeness, d | | TOTALS: | 92 | 66 22 |
| 16. INNOVATIVE PROJECT CONCEPT | | | 3 | |
| Is the applicant claiming these points? | | | 3 | No |
| Selection Criteria | | Ranking Pts Value Rar | | Ranking Pts |
| 1. Presentation of the project concept narrative in the Application. | | 0 - 10 | <u>ige</u> | 1 |
| 2. Uniqueness of innovation. | | 0 - 10 | | 2. |
| 3. Demonstrated replicability of the innovation. | | 0 - 5 | | 3. |
| 4. Leveraged operating funding | | 0 - 5 | | 4. |
| 5. Measureable benefit to tenants | | 0 - 5 | | 5. |
| 6. Collaborative solutions proposed and <u>evidence</u> of subject matter experts' <u>direct</u> involvement in the strateg | ic concept development. | 0 - 5 | _ | 6. |
| DCA's Comments: | | 0 - 40 | | Total: 0 |
| | | | | |
| 17. INTEGRATED SUPPORTIVE HOUSING | | | 3 | 2 0 |
| A. Integrated Supportive Housing/ Section 811 RA | 10% of Total Units (max): | 8 | 2 | A. 2 0 |
| 1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the | Total Low Income Units | 56 | | 1. Agree |
| purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), | Min 1 BR LI Units required | 6 | | |
| and is prepared to accept the full utilization by DCA of 10% of the units? | 1 BR LI Units Proposed | 7 | | |
| 2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, | including the 30-year use restriction | on for all PRA units? | | 2. Yes |
| 3. At least 10% of the total low-income units in the proposed Application will be one bedroom units? | | | | 3. Yes |
| Applicant is willing to accept Assistance affordable to 50% AMI tenants? | | | | 4. Yes |
| B. Target Population Preference | | | 3 | B. 0 0 |
| 1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Auth | • | tenant selection | | 1. |
| preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agre | | | | |
| 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 | 0.0% | 2. |
| Scoring Justification per Applicant Applicant agrees to accept Section 811 project based rental assistance or other DCA offered RA for up to 10% of th | a unita AT locat 10% of our LIUT | C unita ara ana hadroon | o unito An | licent egrees to all |
| | e units. At least 10% of our LIHT | C units are one bedroon | n units. App | blicant agrees to all |
| DCA's Comments: | | | | |
| | | | | |
| 18. HISTORIC PRESERVATION (choose A or B) | | | 2 | 0 0 |
| The property is: <pre><<select applicable="" status="">></select></pre> | Historic Credit Equity: | 0 | | |
| A. Historic <u>and</u> Adaptive Reuse | Historic adaptive reuse units: | 0 | 2 | A. |
| The proposed development includes historic tax credit proceeds and is an adaptive reuse of a | Total Units | 80 | | |
| certified historic structure. | % of Total | 0.00% | | |
| << Enter here Applicant's Narrative of how building will be reused >> | | | | |
| | | | | |
| B. Historic | Nbr Historic units: | 0 | 1 | В. |
| The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved | Total Units | 80 | | |
| NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register | % of Total | 0.00% | | |
| DCA's Comments: | | | | |

| | 2017 Funding Application | | Housing Finan | ice and Dev | elopmer | nt Divis |
|--|--|---|--|--|--|------------------|
| PARTNIN | E - SCORING CRITERIA - 2017-066 The Woodlands, Albar | n <mark>y, Dougher</mark> ty | y County | | | |
| Disclaimer: DCA Threshold and Scoring section review | R: Applicants must include comments in sections where points are claimed. Is pertain only to the corresponding funding round and have no effect on subsequent or future to do so will result in a one (1) point "Application Completeness" deduction. | funding round scorin | g decisions. | Score Value 92 | Self Score 66 | DCA Scor |
| . HEALTHY HOUSING INITIATIVES | (choose A or B or C) | | | 3 | 3 | 0 |
| Pre-requisites: | | | | · | Agree or Y/N | _ |
| • | owing needs data to more efficiently target the proposed initiative for a propos | ad property: | | | <u> </u> | Agree u |
| a) A local Community Health Needs Assessment (| | sed property. | | | Agree Yes | |
| b) The "County Health Rankings & Reports" website | , | а | | | Yes | |
| | - Community Health Status Indicators (CHSI) website | <u>~</u> | | | Yes | |
| 2. The Applicant identified target healthy initiatives | | | | | Agree | |
| 3. Explain the need for the targeted health initiative | | | | | | |
| the county performs better, the same as, or worse that Dougherty County performed worse than their peer co | ounties were as follows: Alzheimer's, asthma, syphilis, housing stress, cost b | arriers to health c | - | , | | |
| | porte and learned that Dougherty County is one of the lowest scoring counties | in the state of G | eorgia They ranked 1 | 18 out of 150 | for Health | |
| Outcomes and 400 aut of 450 for Llookh Fosters | ports and learned that Dougherty County is one of the lowest scoring counties | s in the state of G | eorgia. They ranked 1 | | - | |
| . Preventive Health Screening/Wellness Progr | ram for Residents | s in the state of G | eorgia. They ranked 1 | 3 | 3 | 0 |
| Preventive Health Screening/Wellness Progr a) Applicants agrees to provide on-site prevention | | s in the state of G | eorgia. They ranked 1 | 3 | - | 0 |
| Preventive Health Screening/Wellness Progr a) Applicants agrees to provide on-site prevention b) The services will be provided at least monthly | ram for Residents ve health screenings and or Wellness Services at the proposed project? | s in the state of G | eorgia. They ranked 1 | 3 | 3 A) Agree | 0 |
| Preventive Health Screening/Wellness Progr a) Applicants agrees to provide on-site prevention b) The services will be provided at least monthly | ram for Residents ve health screenings and or Wellness Services at the proposed project? y and be offered at minimal or no cost to the residents? | s in the state of G | eorgia. They ranked 1 Occurrer | 3 | 3 Agree y Yes | |
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| Preventive Health Screening/Wellness Program. a) Applicants agrees to provide on-site preventive b) The services will be provided at least monthly c) The preventive health initiative includes welln Description of Service (Enter "N/a" if necessary) a) Health screening such as biometric screenings, b) educational services such as nutrition classes, b | ram for Residents we health screenings and or Wellness Services at the proposed project? y and be offered at minimal or no cost to the residents? wess and preventive health care education and information for the residents? | eening | Occurrer one per m one per m | 3 nce ionth ionth | 3AgreeO)YesCost to | Resid |
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| Preventive Health Screening/Wellness Progr a) Applicants agrees to provide on-site preventive b) The services will be provided at least monthly c) The preventive health initiative includes welln Description of Service (Enter "N/a" if necessary) a) Health screening such as biometric screenings, b) educational services such as nutrition classes, h c) listed above d) listed above Healthy Eating Initiative Applicant agrees to provide a Healthy Eating Initiative | ram for Residents ve health screenings and or Wellness Services at the proposed project? y and be offered at minimal or no cost to the residents? uess and preventive health care education and information for the residents? blood pressure screening, body fat screening, skin screening, cholesterol screheart disease prevention, avoiding falls, exercise class, smoking cessation class, as defined in the QAP, at the proposed project? 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? | eening asses | Occurrer one per m one per m one per m | 3 nce ionth ionth ionth 2 | 3 Agree Yes Cost to Disagre Disagre 0 Disagre 0) 0) | Resic 10 0 |
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| | PART NINE - SO | CORING CRITE | ERIA - 2017- | 066 The Woo | dlands, Alba | ny, Dougherty | County | | | |
|--------------------------|--|--------------------------|----------------------|--------------------------|--------------------|---|-------------------------|------------------------|-------------|-------------------|
| | | icants must include o | | | | | | Score | Self | DCA |
| Disclaimer: D | CA Threshold and Scoring section reviews pertain | 2 | 0 0 | | | e funding round scoring o | decisions. | Value | | Score |
| | Failure to do so | will result in a one (1) |) point "Application | Completeness" ded | luction. | | TOTALS | | | |
| | | | | | | | TOTALS: | 92 | 66 | 22 |
| C. Healthy Activity | | | | | | | | 2 | 0 | 0 |
| | provide a Healthy Activity Initiative, as c | | | | | nter type of Healthy | Activity Initiative her | ·e >> | Disagree | 9 |
| | multi-purpose walking trail that is 1/2 mile | or longer that pro | | | | () Dues ide treek voe | anta ala a Q | f) | | |
| a) Be well illumina | ated? phalt or concrete surface? | | a) b) | | | f) Provide trash recg) Meet the addition | | | | |
| | es or sitting areas throughout course of t | rail? | c) | | | Architectural Manua | | 0, | | |
| d) Provide distan | | | d) | | | | | | | |
| | e of fitness equipment per every 1/8 mile | of trail? | e) | | | Length of Trail | | | | miles |
| 2. The monthly e | ducational information will be provided fr | ee of charge to the | residents on rela | ted events? | | _ | | 2. | | |
| Scoring Justification | | | | | | | | | | |
| | nting our Health Iniative Plan and working | | | | | | and educational ser | vices monthly a | nd report | ing to |
| DCA for the period requi | ired. We have a MOU with a service pro | vider and wil be pro | oviding an on-site | equipped wellnes | ss center with lib | orary. | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| DCA's Comments: | | | | | | | | | | |
| | | | | | | | | | | |
| 20. QUALITY EDU | | | | | | | | 3 | 2 | 0 |
| | bs a property located in the attendance zo | one of one or more | high porforming | schools as datar | ained by the stat | | | 3 | Z Yes | U |
| NOTE: 2013-2016 | | | | | - | | | | 162 | |
| CCRPI Data Must | District / School Syster Tenancy | n - from state CCR | (PI website: | Dougherty Coun Family | ity | | | | | |
| Be Used | If Charter school used, | does it have a des | signated (not distr | , | ce zone that inc | ludes the property s | ite? | | N/a | |
| | | | ignated (net diet | | | m School Years End | | A | | |
| School Level | School Name (from state CCRPI website) | Grades Served | Charter School? | | 2014 | 2015 | 2016 | Average CCRPI Score | | RPI > .verage? |
| a) Primary/Elementary | Lake Park Elementary School | PK-5 | No | 85.40 | 93.20 | 88.14 | 2010 | 88.91 | Yes | 1 |
| b) Middle/Junior High | Merry Acres Middle School | 6-8 | No | 72.50 | 78.70 | 75.40 | | 75.53 | Yes | - |
| c) High | Westover High | 9-12 | No | 69.40 | 57.80 | 63.20 | | 63.47 | No | - |
| d) Primary/Elementary | Lake Park Elementary School | PK-5 | No | 00.10 | 01.00 | 00.20 | | | | |
| e) Middle/Junior High | Merry Acres Middle School | 6-8 | No | | | | | | | |
| f) High | Westover High | 9-12 | No | | | | | | | |
| Scoring Justification | • | 5-12 | NO | | | | | | | |
| | ool zone of the schools listed above. A l | etter from the Dou | gherty County Sch | nool System is inc | luded in our apr | olication which verifie | es that these are the | e correct schools | s for our s | site. |
| School zone maps are a | | | | | | | | | | |
| | also included as well as CCRFT website i | epons. The wood | and is a farming p | | we quality for T | Joint each tor Lake I | ark clementary an | u meny Acres m | | |
| DCA's Comments: | aso included as well as CCRFT website in | | | | | Joint each for Lake I | ark Elementary an | u Merry Acres M | | |
| DCA's Comments: | | | | | | | Fark Elementary an | | | |

| | of Community A | | | ng Application | | Housing Finar | | volopinoi | |
|--------------------------|-----------------------|--|---------------------|------------------------|------------------------------|----------------------|-------------|--------------|------|
| | | PART NINE - SCORING CRITE | | | | County | | | |
| | | REMINDER: Applicants must include of | | | | | Score | Self | D |
| Disclaimer: DC | A Threshold and Scori | ng section reviews pertain only to the correspon Failure to do so will result in a one (1 | | | | decisions. | Value | Score | Sc |
| | | Failure to do so will result in a one (1 | DOINT ADDIICATION C | Impleteness deduction | • | TOTALS: | 92 | | |
| | | | | | | | | 66 | 2 |
| WORKFORCE | HOUSING NEE | D (choose A or B) | (Must use 2014 da | ta from "OnTheMap" | tool, but 2015 data may be u | sed if available) | 2 | 2 | |
| A. Minumum jobs | threshold met and | 60% of workers within a 2-mile radius t | ravel over 10 miles | to their place of work | | | 2 | | |
| B. Exceed the min | | | | · | | | 2 | | |
| | - | | | | | | A /1 | - · | |
| Jobs | City of | | | tlanta Metro | | <i></i> . | Other | Rural | |
| Threshold | Atlanta | (Cherokee, Clayton, Cobb | , Dekalb, Douglas, | | nett, Henry and Rockdale co | unties) | MSA | Area | - |
| <i>I</i> linimum | 20,000 | | | 15,000 | | | 6,000 | 3,000 | |
| Project Site | | | | | | | 10,596 | | |
| In Exceeded by: | 0.00% | | | 0.00% | | | 76.60% | 0.00% | |
| | | | | | _ | | | | |
| | | | Per Applicant | Per DCA | Project City | Albany | | | |
| Applicable Minimum | Jobs Threshold (fr | rom chart above) Nbr of Jobs: | 6,000 | | Project County | Dougherty | | | |
| Total Nbr of Jobs w/ | | | 10,596 | | HUD SA | Albany | | | |
| Nbr of Jobs in 2-mile | e radius w/ workers | who travel > 10 miles to work: | 4,902 | | MSA / Non-MSA | MSA | | | |
| Percentage of Jobs | w/in the 2-mile radi | ius w/ workers travelling over 10 miles | | | Urban or Rural | Jrban | | | |
| o work: | | | 46.26% | 0.00% | | | | | |
| Scoring Justification | n per Applicant | | | | | | | | |
| | | Total jobs 10,596. We quailify for 2 wor | kforce housing poir | ts because the minim | num jobs threshold is exceed | ed by more than 50% | ó. | | |
| | | | | | | - | | | |
| DCA's Comments: | | | | | | | | | |
| | | | | | | | | | |
| COMPLIANCE | / PERFORMAN | ICE | | | | | 10 | 10 | 1 |
| | | | | | | | | | |
| Base Score Deductions | | | | | | | | 10 | 1 |
| Additions | | | | | | | | 0 | |
| Scoring Justification | ner Annlicant | | | | | | | 5 | |
| | | ould create a deduction in compliance | points. No point ad | ditions needed, howe | ver. David Brown owns/devel | oped in excess of 20 | LIHTC prope | erties which | qual |
| DCA's Comments: | | | | | | | • p.opt | | 1.00 |
| | | | | | | | | | |
| | | | | | | | | | |

EXCEPTIONAL NONPROFIT POINTS INNOVATIVE PROJECT CONCEPT POINTS 0 0

22

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

| PART NINE - SCORING CRITERIA - 2017-066 The Woodlands, Albany, Dougherty 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 | |
| TOTALS: | 92 | 66 | 22 |

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

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

The Woodlands

Albany, Dougherty County

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

 Georgia Department of Community Affairs
 D R A F T
 2017 Funding Application
 Housing Finance and Development Division

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

The Woodlands Albany, Dougherty County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative The Woodlands Albany, Dougherty County

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

Scoring Section 16 - Innovative Project Concept Narrative The Woodlands Albany, Dougherty County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

| David A. Brown | Manager, Woodlands Albany LP | |
|----------------|------------------------------|--|
| Printed Name | Title | |
| | May 20, 2017 | |
| Signature | Date | |
| | [SEAL] | |