Project Narrative Chandler Trace

Hartwell, Hart County

Chandler Trace will be located on a +/-6 acre site in Hartwell, Hart County, GA. The site is central and convenient (<1 mile) to significant desirable characteristics in Hartwell's traditional Town Square, which features shopping/retail, several restaurants, a Post Office, two pharmacies, Hartwell's City Hall, Police and Fire Departments, federally insured banks, several places of worship and an historic museum. The Hart County Library and several medical facilities are just off the square and also within a mile from the site. Importantly for an HFOP community, Chandler Trace is situated within a mile of two separate Police/Fire/EMS departments (City and County). The site itself is set within a medium density, stable and well-maintained residential neighborhood.

The Chandler Trace proposal is for 52 HFOP apartment units, comprised of 8 one-bedroom/one-bathroom units and 44 two-bedroom/two-bathroom units. One and two bedroom units are spacious at approximately 800 and 1,100 square feet, respectively. Each unit will feature a patio/balcony, exterior storage room, ceiling fans, refrigerator, dishwasher, garbage disposal, microwave hood and stove and washer/dryer hookups. All units are 100% accessible and adaptable. 20% of Chandler Trace's units will be affordable to individuals with 50% or less AMI.

Chandler Trace's design includes three two-story buildings arranged in a "U" configuration around a central community building. The +/-2,000 square foot community building will include the site manager's office, a kitchen, an open gathering area and exterior covered porch, a wellness center and computer center. Outdoor amenities will include a picnic pavilion with grills and tables, a walking path and community garden. Together, these areas will be an ideal hub for community social-recreational activities, not to mention a first-class gathering place for residents. Our intent is for the community and the amenities to be in harmony with the Healthy Housing Initiative.

The residential buildings and community center will feature a brick exterior, accentuated by decorative gables, and a complete built-in fire sprinkler system. The design will employ an energy package exceeding Georgia's State Energy Code vis a vis the integration of significant sustainability by achieving Southface Energy Institute's EarthCraft House Multifamily Certification. The achievement of this certification will reduce the development's environmental impact, reduce tenant utility consumption and expense as well as enhance Chandler Trace's long-term financial viability. The Project Team has successfully implemented this design in numerous communities across Georgia, demonstrating the capacity and ability to bring Chandler Trace from concept to completion.

The financing for Chandler Trace includes LIHTC and a HOME loan from DCA. This combination is imperative in order to achieve the rent levels low enough to serve the affordable housing needs of a rural area such as Hartwell. We have first hand knowledge of how well this financing combination works in this very community through our development and operation of Juniper Court, a 52 unit HFOP HOME/LIHTC community awarded in 2007 and just a few miles away from Chandler Trace's proposed site.

The City of Hartwell is in desperate need of affordable housing and has identified housing creation as an urgent and top priority. The City has selected us to develop Chandler Trace because of how well the community received Juniper Court. For several years, City officials and community members have kept in touch with our development team imploring us to develop more affordable housing like Juniper Court. Through the course of operating Juniper Court and putting together Chandler Trace, we are often approached by City officials and community members praising us for how well Juniper court is operated and expressing their pleasure with the development's design, amenities and outstanding condition after nearly a decade of service to the community. In fact, Hartwell's Chief of Police personally told us how happy his department was with Juniper Court and the positive feelings he and his personnel have towards the community and it's residents.

With its substantial amenities, spacious unit sizes, unbeatable location and aesthetics, high quality construction, industry-leading energy efficiency and significant local support, Chandler Trace is as well poised as possible to serve Hartwell's underserved affordable housing market.

2017 Funding Application

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	TYPE OF APPLICATION	Competitive Ro		ter entresy	>	Pre-Application Nu						PA-030
		,			• •	Have any changes of	occurred in t	the project	since pre-	application?		No
	Was this project previously submitted to the Project Name previously used:	he Ga Departm	ent of Comm	unity Affairs?	No	If Yes, please provid	te the inform	mation requ A Project N	uested belo br previous	w for the pr ly assigned	eviously subm	itted project
	Has the Project Team changed?		If No, what	was the DCA	Qualification I	Determination for the	Team in tha	at review		,		
	APPLICANT CONTACT FOR APPLICAT	ION REVIEW	mar						itle	Member		
	Name Address	Nicholas She 1341 Cassvil							itle irect Line	Member	(404) 219-6	953
	City	Cartersville			1			E	ax		(678) 605-1	
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	PROJECT LOCATION											
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	Name of Chief Elected Official Address	Brandon Johr 456 East Hov	nson woll Street		Title	Mayor	City		artwoll			
	Ruuless Zip+4	30643-2194	Hell Direct	Phone		(706) 376-4756	Emai	ail b	wjohnsor	183@yaho	io.com	
	PROJECT DESCRIPTION											
	A. Type of Construction: New Construction			52	T	Adonie	ve Reuse:		an-historic	0	Histori	0
	Substantial Rehabilitation			0	1	Historia	c Rehab					0
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	B. Mixed Use 2. Unit Breakdown			No	PBRA	D. Unit A						
	Number of Low Income Units			44	0	Unit A Total L	.ow Income	e Residentia	al Unit Squ	are Footage		46,304
	Number of 50% Units			11 33	0	Total L	Inrestricted	i (Market) F	Residential	Unit Square		8,912
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	F. Total Residential Parking Spaces TENANCY CHARACTERISTICS			118	ŧ	(If no k project	ocal zoning is, 1 per uni	requireme it for senior	nt: DCA mi r proiects)	nımum 1.5 s	paces per un	n tor family
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Housing Finance and Development Division

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Contractor		No	No	For Profit		No	
Managemen		No	Yes	For Profit		No	
t Company							
				Total	100.0000%	L	
	ICANT COMMENTS AND CLARIFICATIONS						VI. DCA COMMENTS - DCA USE ONLY
	man is a member of Chandler Trace GP LLC and Ch	handler Tra	ce Developme	ent LLC, the Ger	eral Partner an	d Developer	
entities, respe	ctively.						

PART THREE - SOURCES OF FUNDS - 2017-069 Chandler Trace, Hartwell, Hart County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

				• ·	
Yes	Tax Credits	No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits	No	FHA Insured Mortgage	No	USDA 515
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
Yes	DCA HOME * Amt \$ 1,600,000	No	Neigborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * Amt \$	No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source Specify Other HOME Source here	e	-		Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	DCA HOME Loan	1,600,000	0.000%	24
Mortgage B	DCA TCAP	1,600,000		
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Raymond James Tax Credit Funds	2,799,328		
State Housing Credit Equity	Raymond James Tax Credit Funds	1,199,711		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		7,199,039		
Total Construction Period Costs from Development Budget:		7,194,039		
Surplus / (Shortage) of Construction funds to Construction costs:		5,000	1	

III. PERMANENT FINANCING

	I ERING UTEN				Effective	Term	Amort.	Annual Debt Service in	
	Financing Ty	ype	Name of Financing Entity	Principal Amount	Int Rate	(Years)	(Years)	Year One	Loan Type
	Mortgage A	(Lien Position 1)	DCA HOME Loan	1,600,000	1.000%	20			DCA HOME IPS
	Mortgage B	(Lien Position 2)							
	Mortgage C	(Lien Position 3)							
	Other:								
	Foundation of	or charity funding*							
	Deferred De	vlpr Fee 0.04%	Chandler Trace Development LLC	393					
	Total Cash Fl	ow for Years 1 - 15:	42,519						
		of Cash Flow (Yrs 1-15)	0.924% 0.924%						
		vers DDF P&I?	Yes	-					
	Federal Gran								
		, or Private Grant					Check	+ / -	TC Equity
		sing Credit Equity	Raymond James Tax Credit Funds	4,925,949			5,953	-4.20	% of TDC
		ng Credit Equity	Raymond James Tax Credit Funds	2,111,121		2,11	1,123	-1.80	57%
	Historic Crea								24%
		nings: T-E Bonds							81%
		nings: Taxable Bonds							
	Income from	o Operations							
	Other:								
	Other:								
	Other:								
	Total Perma	nent Financing:		8,637,463					
		opment Costs from Deve		8,637,463					
	Surplus/(Sho	ortage) of Permanent fur	nds to development costs:	0					
*Fou	ndation or cha	rity funding to cover cos	sts exceeding DCA cost limit (see Appendix I, Sect	ion II).					
IV.	APPI ICAN	F COMMENTS AND CL	ARIFICATIONS		IV.	DCA COM	MENTS - DO	A USE ONLY	
			both perm debt and construction. We're aware DCA wi						
with 1	CAP funds for	the construction portion of	the loan per Section 3 D of the QAP's core.						
1									

, F	inance	and	Development	Division
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DEVELOPMENT BUDGET					
		New Construction	Acquisition	Rehabilitation	Amortizable Non-Deprecia
PRE-DEVELOPMENT COSTS	TOTAL COST	Basis	Basis PRE-DEVELO	Basis PMENT COSTS	Basis
Property Appraisal Market Shafe	7,000	7,000 5,250 10.000			
Environmental Report(s) Soil Parinar	10,000 6,000 9,000	10,000 6,000 9,000			
Boundary and Topographical Survey ZoningSite Plan Fees Other: « Entre description here: provide detail & justification in tab Part M-b >>	9,000	9,000			
Other: «< Enter description here; provide detail & justification in tab Part M-b>> Other: «< Enter description here; provide detail & justification in tab Part M-b>> Other: «< Enter description here; provide detail & justification in tab Part M-b>>					
ACQUISITION		37,250	ACOU	Sitton	
Land Site Demolition	400,000				400,0
Acquisition Legal Fees (if existing structures) Existing Structures					2011
LAND IMPROVEMENTS Site Construction (On-site) Person: 58.509	350.000	350.000	LAND IMPR	OVEMENTS	401).
Site Construction (On-site) Person: 58,509 Site Construction (Off-site) Subtot:		350,000			
STRUCTURES Residential Structures - New Construction	4,580,000	4,580,000	STRUC	TURES	
Residential Structures - Rehab Accessory Structures (ie. community blida, maintenance blda, etc.) - New Constr	r 225,000	225,000			
Accessory Structures (ie. community bidg, maintenance bidg, etc.) - Rehab Subtots CONTRACTOR SERVICES DCA Limit 14,000%	al 4,805,000	4,805,000	-		
CONTRACTOR SERVICES DCA Limit 14.000% Builder Profit: 6.000% 309,300 6.000% Builder Overhead 2.000% 103,100 2.000%	309,300 103.100	309,300	CONTRACTO	OR SERVICES	
General Requirements 2.000% 100,100 2.000% See 04P. General Requirements policy 14.000% 721,700 Subtoti	309,300	309,300			
OTHER CONSTRUCTION HARD COSTS Non-GC work score leves done to Ownall Other: << Entire description here: provide detail & justification in tab Part IV-b>>>		OTHER CONSTRUC	TION HARD COSTS (P	ion-GC work scope it	lems done by Ow
Total Construction Hard Costs human Total, 113,013.4	6 per ResT unit	113,013.46 106.43	piranit piranitsq.t	101.82	per total sq ft
5,876,700.00 All age TUPIC. 106.4 CONSTRUCTION CONTINGENCY Construction Contingency 5.00%	293,835	102.925	CONSTRUCTION	CONTINGENCY	100.0
DEVELOPMENT BUDGET (confid)		New Construction	Acquisition Basis	Rehabilitation	Amortizable Non-Deprecia
CONSTRUCTION PERIOD FINANCING	TOTAL COST	Basis	Basis CONSTRUCTION F	Basis ERIOD FINANCING	Basis
Bridge Loan Fee Bridge Loan Interest					
Construction Lean Fee					
Construction Legal Frees Construction Legal Frees Construction Period Inspection Frees	25,000	25,000			
Construction Period Real Estate Tax Construction Insurance Title and Recording Fees	15,000 25,000 5,000	15,000 25,000 5,000			
Payment and Performance bonds Other: << Enter description here: provide detail & justification in tab Part M-b>>	60,000	60,000			
Other: Cother:	al 130,000	130,000		AL PERMAN	
PROFESSIONAL SERVICES Architectural Fee - Design Architectural Fee - Supervision	104,000 26,000	104,000	PROFESSION	AL SERVICES	
Green Building Consultant Fee Max: 20,000 Green Building Program Certification Fee (LEED or Earthcraft)	20,000	20,000			
Accessibility inspections and Plan Review	2,000 25,000	2,000 25,000			
Engineering Real Estate Atomey	20,000	20,000 80,000			30)
Accounting As-Built Survey Other: << Enter description here: provide detail & justification in tab Part M-b>>	15,000 7,500	15,000 7,500			
Other: Content description note provide detail & justification in tab Part IV-8>>> Subtot: LOCAL GOVERNMENT FEES Arg per unit 2,546		305,500	LOCAL GOVE	RNMENT FEES	30)
Building Permits Impact Fees	20,000	20,000 1,000			
Water Tap Fees waived? <u>No</u> Sewer Tap Fees waived? <u>No</u> Subtots	59,400 51,975	59,400 51,975			
DEDMANENT EMANCING EEES		.32,313	PERMANENT F	NANCING FEES	
Permanent Loan Fees Permanent Loan Legal Fees Title and Recording Fees	5,000				5)
Bond Issuance Premium Cost of Issuance / Underwriter's Discount Other: << Enter description here; provide detail & justification in tab Part M-b>>					
Sublob	a/ 5,000				5)
DEVELOPMENT BUDGET (contid)	TOTAL COST	Construction Basis	Acquisition Basis	Rehabilitation Basis	Non-Deprecia Basis
DCA-RELATED COSTS DCA-MONE Loss Provinging Face (\$1000 ED/11/ \$500 ND)	1.000	DADD	DCA-RELA	TED COSTS	Baba
DCA HOME Loan Pre-Application Fee (\$1000 FPUV, \$500 NP) Tax Credit Application Fee (\$6500 ForProf/Int/Vent, \$5500 NonProf) DCA Waiver and Pre-approval Fees	6,500 1,000				6,5 1,0
LHTC Allocation Processing Fee 46,97 LHTC Compliance Monitoring Fee 41,60	4 46.914				46,5
DCA Final Inspection Fee (Tax Credit only - no HOME: \$3000) Other:					
EQUITY COSTS Subtot:	- <u> </u>		EQUITY	COSTS	97)
Partnership Organization Fees Tax Credit Legal Opinion	2,000 10,000 50,000				2) 10) 50)
Syndicator Legal Fees Other: << Enter description here: provide detail & justification in tab Part M-b>> Subtots					50)
DEVELOPER'S FEE Developer's Overhead 20.000% Consultant's Fee 0.000%	214,800	214,800	DEVELO	PER'S FEE	_
Consultant's Fee 0.000% Guarantor Fees 0.000% Developer's Profit 80.000%	859,200	gin an			
Subtot: START-LIP AND RESERVES	859,200 a/ 1,074,000	10/4 000			
		1,014,000	START.IP A	D RESERVES	
Marketing Rent-Up Reserves 41,63		001000	START-UP AI	ID RESERVES	41)
Marketing Rent-Up Reserves 41,63 Constraints Definit Reserves 100,15	41,638 51 100,151	1,014,000	START-UP A	ID RESERVES	41)
Markeling Rent Up Reserves 41,62 Operating Deficit Reserve: 100,15 Replacement Reserve 100,15 Fundame, Fakares and Equipment Proposed Any Purchill Dete:::	88 41,638 51 100,151 35,000	35,000	START-UP AI	VD RESERVES	41)
Markeitin 41.43 Genräht Die Besneues 100.15 Replacement Reserves 100.15 Furzihler, Fahares and Equipment Prossed Ang/Particle Promiter, Fahares and Equipment Prossed Ang/Particle OTHER COSTS Subtotic	88 41,638 51 100,151 35,000	35,000	START-UP AI	D RESERVES	41)
Markeling Reni Up Reserves 41,63 Opensing Deficit Reserve: 100,15 Replacement Reserve: 100,15 Replacement Reserve 100,15 Replacement Reserve 100,15 000 100 100 100 100 100 100 100 100 1	8 41,638 1 100,151 35,000 W 186,789 es 5,000 W 5,000	35,000			41) 100; 151; 5) 5)
Marking 41 JJJ Restle Resonance 10 JJJ Operating Under Resonance 100 SI Tomber, Tables see Selaware Provise Angle York Other, weight and the Selaware Provise Angle York Other, weight and Selaware Provise Angle York Other, Sociality Reaction Oracid Selaware Provise Angle York Other Model Tomation Network (Selaware Selaware) Saddeet Oracid Data Definition Signification Reserve, AdMites and Scong Section Institution Saddeet	8 41,638 100,151 35,000 w 186,789 s 5,000 w 5,000 w 5,000	35,000 35,000 			41) 100; 151; 5) 5)
Markhing Markhing (Markhing Markhing Ma	8 41,638 1 100,151 35,000 W 186,789 es 5,000 W 5,000	35,000 35,000 7,785,660	OTHER		41) 100; 151; 5) 5)
Marking the provide set of the se	8 41,638 100,151 35,000 w 186,789 s 5,000 w 5,000 w 5,000	35,000			41) 100; 151; 5) 5)
Marking Send Development of AL Send Developme	8 41,638 100,151 35,000 w 186,789 s 5,000 w 5,000 w 5,000	35,000 35,000 7,785,660 New Construction	OTHER	COSTS	41) 100; 151; 5) 5)
Marking Marking Services (1), (1), Generating Original Research (1), (2), Generating Original Research (2), (2), Christian Schlerberger (2), Christian Schlerberg (2), (2), Christian Schlerberg (2), (2), Christian Schlerberg (2), (2), Christian Schlerberg (8 41,638 100,151 35,000 w 186,789 s 5,000 w 5,000 w 5,000	35,000 35,000 7,785,660 New Construction	OTHER	COSTS	41) 100; 151; 5) 5)
Maching Section 2014 (1997) (1	8 41,638 100,151 35,000 w 186,789 s 5,000 w 5,000 w 5,000	35,000 35,000 7,785,660 New Construction	OTHER	COSTS	41) 100; 151; 5) 5)
Manking with the set of the set o	8 41,638 100,151 35,000 w 186,789 s 5,000 w 5,000 w 5,000	35,000 35,000 7,785,660 New Construction	OTHER	COSTS	41) 100; 151; 5) 5)
Manking and a set of the set of t	8 41,638 100,151 35,000 w 186,789 s 5,000 w 5,000 w 5,000	35,000 35,000 7,785,660 New Construction	OTHER	Rehubilitation Basis	41) 100; 151; 5) 5)
Manking Section Processing Section 2014 (Control Section 2014) Sec	8 41.2.87 5 100,151 8 186,787 8 186,787 8 5,000 8 186,787 8 186,787 1 187,787 1 187,78	25,000 35,000 7,785,660 Construction Back 0 0 7,785,660 7,785,660 7,785,660	OTHER	COSTS COSTS Rebabilitation Basis	41) 100; 151; 5) 5)
Marking Real Up Rearrow (1) (1) Construction (1) (2) Construction (2) Constructi	8 41,638 100,151 35,000 w 186,789 s 5,000 w 5,000 w 5,000	25.005 25.005 77/85.669 77/85.669 0 0 0 7/705.660 77/75.660	0 DHE8	COSTS COSTS Rehabilitation Rosis d 0 0 0 0	41) 100; 151; 5) 5)
Manking and the set of	8 41.2.87 5 100,151 8 186,787 8 186,787 8 5,000 8 186,787 8 186,787 1 187,787 1 187,78	5.007 35.007 7.785.667 7.785.667 0 7.785.660 7.785.600 7.785.600 7.785.600 7.785.600 7.785.600 7.785.600 7.785.600 7.785.600 7.785.600 7.785.785 7.78	OTHES	COSTS	41) 100; 151; 5) 5)
Manking metal by before the set of the set o	8 41.2.87 5 100,151 8 186,787 8 186,787 8 5,000 8 186,787 8 186,787 1 187,787 1 187,78	3:007 2:007 7:765.607 7:765.607 7:70.00 7:70.00 7:70.00 7:70.00 7:70.00 8:355.60	01169 01169 4% Acquisition Basis 0 0 0 0 0 0 0 0 0 0 0 0 0	COSTS COSTS	41) 100; 151; 5) 5)
Manking Marketing Reservances (L. 1.4) Reality Reservances (L. 1.4) Repletion (Reservances (L. 1.4)) Repletion (Reservances (L. 1.4)) Reservances (L. 1.4) Reservances (L.	8 41.2.87 5 100,151 8 186,787 8 186,787 8 5,000 8 186,787 8 186,787 1 187,787 1 187,78	25.007 25.007 25.007 7.765.660 7.765.670 7.765.770 7.765.770 7.765.770 7.765.770 7.765.770 7.765.770 7.775.7700 7.775.7700 7.775.7700 7.775.7700 7.775.7700 7.775.7700 7.7	011(6) 011(6) 0 0 0 0 0 0 0 0 0	COSTS C	41) 100; 151; 5) 5)
Makafagi Bala Uga balance Bala Uga balance Bala Uga balance Bala Uga balance Balance Total Uga balance Balance Total Uga balance Total dja Daba Daba Jaba Daba Daba Daba Daba Dab	8 41.2.87 5 100,151 8 186,787 8 186,787 8 5,000 8 186,787 8 186,787 1 187,787 1 187,78	5,507 35,007 7,76,607 0,000000	0766 0766 0 0 0 0 0 0 0 0 0 0 0 0 0	COSTS C	41) 100; 151; 5) 5)
Makadia Bala Uga balancia Real Uga balancia Real Uga balancia Real Uga balancia Constructions and Constructions and Constructions and Constru- rest and Constructions and Cons	a <u>4.88</u> <u>1.00115</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.00155</u> <u>1.00155</u> <u>1.001555</u> <u>1.0015555555555555555555555555555555555</u>	2.002 35.007 7.765.607 800 800 7.765.60 7.765.60 100,0000 100,0000 100,00000000	0 01645 8 Acquisition 8 axis 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	COSTS COSTS Rebubilitation 0	41) 1000 1800 1800 1800 1800 1800 1800 18
Making Barting	a <u>4.88</u> <u>1.00115</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.00155</u> <u>1.00155</u> <u>1.001555</u> <u>1.0015555555555555555555555555555555555</u>	21.000 21.000 21.0007 21.0007 21.000 20.000 21.000 20.0000 20.	0 01645 8 Acquisition 8 axis 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	COSTS C	41) 1000 1800 1800 1800 1800 1800 1800 18
Making Barting	a <u>4.88</u> <u>1.00115</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.00155</u> <u>1.00155</u> <u>1.001555</u> <u>1.0015555555555555555555555555555555555</u>	2,500 2,000 7,785,600 7,785,600 8,005 8,005 8,005 7,705,60 7,705,60 7,705,60 7,705,60 7,705,60 7,705,60 7,705,60 7,705,60 7,705,60 7,705,60 8,005 7,005 8,00	01144		indicate below (1) Hist Desig
Maching Barriers (1, 1, 2, 3, 1, 2, 4, 1, 4, 1,	a <u>4.88</u> <u>1.00115</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.0015</u> <u>1.00155</u> <u>1.00155</u> <u>1.001555</u> <u>1.0015555555555555555555555555555555555</u>	2.000 33000 7785.660 0 0 7785.660 0 7785.660 0 7785.660 0 7785.660 0 7785.660 0 7785.660 0 7785.660 0 7785.660 0 7785.660 0 7785.660 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0166 0166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
Makadag de la de la de la de la definition de la de la de la de la de la de la de la de la de la de la definition de la defin	а <u>4 (3.88</u> 1 (100,11) 3 (100,11) 3 (100,11) 3 (100,11) 3 (100,11) 4 (1	23.000 23.000 2.000 7.705.500 7.705.500 7.705.500 7.705.500 41.805 41.805 41.805 7.705.500 7.705.500 11.805 7.705.5000 7.705.5000 7.705.5000 7.705.50000000000	01144		fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
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Makating Beneric (1997)	a 4.5.8 a 100.11 a 100.11 a 100.11 a 100.11 a 100.11 a 100.11 a 100.01 a 100.01 x 100.01	25.000 37.000 77.005.000 77.005.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 70.000 82.0000 82.000 82.000 82.000 82.000 82.00		COSTS COSTS Rehabilitation Basis To	fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
Making Bernard Strengther Strengt	a 4.5.8 1 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15)	20.000 21.000 27.000,000 27.000,000 27.000,000 20.000,0000,000 20.000,000 20.000,000 20.000,000 20.000,00		COSTS COSTS Rehabilitation Basis To	fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
Making Bernard Strengther Strengt	a 4.5.8 1 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15) 1 100(15) 100(15) 100(15)	20.000 21.000 27.000,000 27.000,000 27.000,000 20.000,0000,000 20.000,000 20.000,000 20.000,000 20.000,00		COSTS COSTS Rehabilitation Basis To	fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
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Makada Bala bababa Real babababa Real bababa Real bababab Real bababa Real bababab Real bababa Real bababa Real bababab Real bababa Real bababab Real bababab Real bababab Real bababab Real bababab Real bababab Real bababab Real bababab Real bababab Real babababab Real babababa Real babababab Real babababa Real babababa Real babababa Real babababa Real babababab Real babababab Real babababab Real babababa Real babababab Real babababababababababababababababababab	a 4.5.8 a 100011 a 1000011 a 1000011 a 1000011 b 10000011 a 1000000000000000000000000000000000000	25.000 21.000 27.00,560 7.00,560		COSTS COSTS Rehabilitation Basis To	fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
Making Bernard Strengther Strengt	a 4.5.8 a 100011 a 1000011 a 1000011 a 1000011 b 10000011 a 1000000000000000000000000000000000000	25.000 21.000 27.00,560 7.00,560		COSTS COSTS Rehabilitation Basis To	fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
Makada Bala bababa Real babababa Real bababa Real bababab Real bababa Real bababab Real bababa Real bababa Real bababab Real babababab Real babababa Real babababab Real babababa Real babababa Real babababa Real babababab Real babababab Real babababab Real babababa Real babababa Real babababab Real babababababababababababababababababab	a 4.5.8 a 100011 a 1000011 a 1000011 a 1000011 b 10000011 a 1000000000000000000000000000000000000	25.000 21.000 27.00,560 7.00,560		COSTS COSTS Rehabilitation Basis To	fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
Makada Bala bababa Real babababa Real bababa Real bababab Real bababa Real bababab Real bababa Real bababa Real bababab Real babababab Real babababa Real babababab Real babababa Real babababa Real babababa Real babababab Real babababab Real babababab Real babababa Real babababa Real babababab Real babababababababababababababababababab	a 4.5.8 a 100011 a 1000011 a 1000011 a 1000011 b 10000011 a 1000000000000000000000000000000000000	25.000 21.000 27.00,560 7.00,560		COSTS COSTS Rehabilitation Basis To	fpopool proof 151, 151, 151, 151, 151, 151, 151, 151
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Georgia Department of Community Affairs

2017 Funding Application

PART FOUR (b) - (OTHER COSTS - 2017-069 - Chandler Trace -	Hartwell - Hart, County
DCA requires the Applicant provide a narrativ	ve 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 t	he cost incurred by the development. The narrative sl	hould be a brief description for DCA intended to justify
justification into tax credit basis. Expand row	Further, if the "Other" cost is included into eligible size as needed to show text.	basis, a second narrative is required describing its
DEVELOPMENT COST SCHEDULE		<u> </u>
Section Name	Description/Nature of Cost	Basis Justification
Section's Other Line Item		
PRE-DEVELOPMENT COSTS << Enter description here; provide detail & justification in tab Part		
IV-b >>		
Total Cost · Total Basis ·		
<< Enter description here; provide detail & justification in tab Part		
IV-b>>		
Total Cost - Total Basis -		
rolar basis		
<< Emer description nere, provide detail & justilication in tab Part IV-b >>		
Total Cost - Total Basis -		
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		
<< Emer description nere, provide detail & justilication 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 -		
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 -		
START-UP AND RESERVES << Enter description here: provide detail & justification in tab Part		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost · Total Basis ·		
OTHER COSTS		
Raymond James Syndicator Reserve - Activities and Scoring Section Initiatives	Raymond James is requiring a syndicator reserve to ensure fulfilment under the health housing and transformation plan commitments.	
Total Cost 5,000 Total Basis -		

PART FIVE - UTILITY ALLOWANCES - 2017-069 Chandler Trace, Hartwell, Hart County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1 UA Pro / Zappling / 2rw Consultants Source of Utility Allowances April 6, 2017 Date of Utility Allowances Structure 2-Story Paid By (check one) Tenant-Paid Utility Allowances by Unit Size (# Bdrms) Utility Fuel Tenant Owner Efficiency 2 4 1 3 Electric Heat Pump 13 Heat Х 12 Cooking Electric X 7 5 Hot Water Electric X 12 15 Air Conditioning Electric Х 8 13 Range/Microwave Electric Refrigerator Electric Other Electric 31 39 Electric Х Yes Water & Sewer Submetered*? Х 40 62 Refuse Collection Х **Total Utility Allowance by Unit Size** 0 108 149 0 0 **II. UTILITY ALLOWANCE SCHEDULE #2** Source of Utility Allowances Date of Utility Allowances Structure Tenant-Paid Utility Allowances by Unit Size (# Bdrms) Paid By (check one) Utility Tenant Owner Efficiency Fuel 1 2 3 4 Heat <<Select Fuel >> Cooking <<Select Fuel >> <<Select Fuel >> Hot Water Electric Air Conditioning Range/Microwave Electric Refrigerator Electric Other Electric Electric Water & Sewer Submetered*? <Select> Refuse Collection **Total Utility Allowance by Unit Size** 0 0 0 0 0 *New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS "other electric" line includes \$19 + Electric fee of \$12 pr analysis by UA Pro

DCA COMMENTS

2017 Funding Application

			l, copy or pa	iste cells in the	s tab. Complete J	LL columns. For		income producing)			and "Common Spac	e" for Employee Unit.		
IOME proj Are 100% o	ects - Fix	ed or F	loating	units:	Floating Max		Utility Allowance	PBRA Provider or			MSA/NonM: Hart Co.		AMI 48,700	Certifie Historie
Rent	Nbr of	No. of	Unit	Unit	Gross Rent	Pro-posed Gross	(UA Sched 1 UA, so over-write if UA Sched 2 usef)	Operating Subsidy	Monthl	y Net Rent	Employee	Building Design Type	Type of	Deeme Historic
Type < <select>> <<select>></select></select>	Bdrms	Baths	Count	Area	Limit	Rent	Sched 2 used) 0	(See role below)	Per Unit 0	Total 0	Unit	Design Type	Activity	(See QA
50% AMI 50% AMI	1 2	1.0 2.0	7 4	775	456 548	448 539	108 149		340 390	2,380 1,560	No No	2-Story 2-Story	New Construction New Construction	No No
< <select>> 60% AMI 60% AMI</select>	1	1.0	1	775	482 645	448 539	0 108 149		0 340 390	0 340 12,480	No	2-Story	New Construction	No
<select>> Inrestricted</select>	2	2.0	8	1,114	390	390	0		0 390	0 3,120	No	2-Story	New Construction	No
< <select>></select>							0		0	0				
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TE: When selec	ting "PHA O	perating Su o refer to t	disidy" in th	he "PBRA Pro	vider or Operatin ons provided sep	g Subsidy" colu arately	mn abovo, please al					include the PHA open	ating subsidy amount in th	ve "III. Ancillary
NIT SUMM						,		C #lalaa	1BR	2BR	200	4BR	Tatal	
	Low-Inco	me				60% AMI 50% AMI		Efficiency 0 0	1 1 7	2BR 32 4	3BR 0	4BR 0	Total 33 11	(includes inc-o
LICANT	Unrestric					Total		0	8	36	0	0	44	mgr units)
bers pilod in	Total Re Common	sidential Space						0	8	44 0	0	0	52 0	(no rent charge
mary do	Total PBRA-A	ssisted				60% AMI		0	8 0	44	0	0	52 0	,]
ppear to h what	(included in	LI above				50% AMI Total		0	0 0	0	0	0	0	ł
entered e Rent	PHA Op Assisted					60% AMI 50% AMI		0	0	0	0	0	0]
t above, se verify	(included in Type of) New Cor	struction		Total Low Inc		0	0	0	0 0	0	0]
cable	Type of Construc Activity	tion				Unrestricted Total + CS		0	0	8 44	0	0	8	1
nns pleted in	. waivity		Acq/Reh	ab		Low Inc Unrestricted		0	8 0 0	0	0	0	52 0	1
ows in the			Substant Only	ial Rehab		Total + CS Low Inc Unrestricted		0	0	0	0	0	0	1
Chart e.			Adaptive			Total + CS		0	0	0	0	0	0	1
				Adaptive Re	ause			0	0	0	0	0	0	
	Building	Type:	Multifami	hy				0	8	44	0	0	52	1
	(for Utili Alloward	ty ce and				1-Story Historic 2-Story		0	0	0 0 44	0	0	0 0 52	
	other pu	poses)				Historic 2-Story Wikp		0	0	0	0	0	0	
						Historic 3+-Story		0	0	0	0	0	0	ł
			SF Detad	ched		Historic		0	0	0	0	0	0	1
			Townhon	ne		Historic Historic		0	0	0	0	0	0	1
			Duplex			Historic		0	0	0 0	0	0	0	1
				tured home		Historic		0	0	0	0	0	0	ļ
	Building (for Cos	Limit	Detacher Row Hou	d / SemiDet	ached	Historic		0	0	0	0000	0 0 0	0	
	purpose	:)	Row Hou Walkup	~		Historic		0	0	0	0	0	0	
			Elevator			Historic Historic		0000	0	0 0 44	000000000000000000000000000000000000000	000000000000000000000000000000000000000	0 0 52	1
Init Square	Footag	e: me				60% AMI		0	0	0 35.648	•	0	36.423	1 1
						50% AMI Total		0	5,425 6,200	4,456	0	0	36.423 9,881 46,304 8,912	
	Unrestric Total Re Commor	sidential						0	0 6,200	8,912 49,016	0	0	55,216	1
NCILLAR	Total		NCOMF	(annual s	amounts)			0	6,200	49,016	0	0	0 55,216	1
ncillary Inc ther Incom	ome e (Ol) by 1						4,771)		ding, app fees,		of PGI:		
perating Sub ther:					1	2	3	4	5	6	7	8	9	10
OT Include	Total OI in d in Mgt Fi	10.			<u> </u>		<u> </u>			-	· ·			
roperty Tax. ther:	Abatement		t Ec -											
cluded in M perating Sub	lgt Fee:	UT in Mo	a ree		11	12	13	14	15	16	17	- 18	19	20
ther		Mgt Fee												
operty Tax.	Abatement					_							-	_
cluded in M	Total OI N	OT in Mo	t Fee		21	22	23	24	25	26	27	. 28	. 29	30
perating Sub ther:	sidy	Met 7												
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ther:	Total OI N		t Fee											
perating Sub ther:	osidy				31	32	33	34	35	1				
OT Include	Total OI in d in Mgt Fi	Mgt Fee								l				
operty Tax.	Abatement Total OI N		t Fee											
		IG EXP	ENSE B	UDGET	-		a			-		T		
In-Site Sta	t Salaries				20,800		On-Site Secu Contracted G	uard				Taxes and Insi Real Estate Tax		25
laintenance upport Ser	vices Sal				10,000	1	Electronic Ala	rm System Subtotal		0		Insurance** Other (describe he	re)	10
ther (describe	e here) Subtotal				30,800							Subtotal		35
n-Site Off	ice Cost						Professional	Services			1	Management F	ee:	22
lfice Suppl elephone	ies & Pos	tage			5,400 6,000		Legal Accounting			500 5,000		38.00	Average per unit per y Average per unit per n	riansh
ravel eased Furr	niture / Ec	uipmen			500	1	Advertising Other (describe h	iere)				(Mgt Fee - see Pro	Forma, Sect 1, Operati	ng Assumptio
ctivities Su ther (describe	pplies / C				5,500			Subtotal		5,500	1	TOTAL OPERA Average per unit	ATING EXPENSES	166
5	Subtotal				17,400								Total OE Required	
aintenand		ses			8,000	1	Utilities Electricity	(Avg\$/mth/unit) 17		10.500	1	Replacement I Proposed averaga	Reserve (RR)	13
ieneral Rep	pairs				9,000		Natural Gas	0				Minimum Re	placement Reserve	e Calculatio
irounds Ma xterminatic	in				8,000 3,000		Water&Swr Trash Collecti			800 4,000		Unit Type Multifamily	Units x RR Min	Total by T
laintenance levator Ma	e Supplie intenance	3			10,000 2,500		Other (describe h	subtotal		15,300		Rehab New Constr	0 units x \$350 = 52 units x \$250 =	0 13,000
edecoratin ther (describe	a									.,		SF or Duplex Historic Rhb	0 units x \$420 = 0 units x \$420 =	0
	Subtotal				40,500							Totals	52	13,00
		ENTS A	ND CL	RIFICAT	IONS				vi.	DCA COMM	ENTS	TOTAL ANNU	AL EXPENSES	179
PPLICAN	I COMM		strend and	operate which	are all the same	design as this pro	posal with one being	the same size an annual oss the five same eorgia right now,						
		ENTS A	ND CLA	ARIFICAT	IONS are all the same	design as this pro	aposal with one being a \$169. This implies :	the same size an annual	VI.	DCA COMM	ENTS			

Revenue Growth Expense Growth Reserves Growth Vacancy & Collection Loss Ancillary Income Limit	2.00%		Please Note:						hat may be overwritte	
Reserves Growth Vacancy & Collection Loss	3.00%		Asset Manager charged by all lends	nent Fee Amou	INT (include total	4,650	Yr 1 Asset	Mgt Fee Percer	ntage of EGI:	-2.05%
Ancillary Income Limit	3.00%		Property Mgt F	e Growth Rate	(choose one):	Yes	Yr 1 Prop N	lgt Fee Percen cate Yr 1 Mgt F	tage of EGI:	9.74%
	7.00% 2.00%			ffective Gross		165		cate actual peri		22,03
I. OPERATING PRO FOR	MA									
Year Revenues	238,560	2 243,331	248,198	4 253,162	5 258,225	6 263,390	7 268,657	8 274,030	9 279,511	285,101
Ancillary Income Vacancy	4,771 (17,033)	4,867 (17,374)	4,964 (17,721)	5,063 (18,076)	5,165 (18,437)	5,268 (18,806)	5,373 (19,182)	5,481 (19,566)	5,590 (19,957)	5,702 (20,356
Other Income (OI) OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(144,500)	(148,835)	(153,300)	(157,899)	(162,636)	(167,515)	(172,541)	(177,717)	(183,048)	(188,540
Property Mgmt Reserves	(22,052) (13,000)	(22,714) (13,390)	(23,395) (13,792)	(24,097) (14,205)	(24,820) (14,632)	(25,564) (15,071)	(26,331) (15,523)	(27,121) (15,988)	(27,935) (16,468)	(28,773 (16,962
NOI Mortgage A	46,746 (33,750)	45,885 (33,000)	44,954 (32,500)	43,948 (32,000)	42,865 (31,000)	41,702 (30,500)	40,454 (29,500)	39,119 (29,000)	37,693 (27,500)	36,172
Mortgage B Mortgage C	-	-	-	-	-				-	
D/S Other Source, not DDF DCA HOME Cash Resrv.	(4,151)	(4,117)	- (3.902)	(3,649)	(3,607)	(3,276)	(3,152)	- (2,735)	(2.771)	(2,261
Asset Mgmt Cash Flow	(4,650) 4,195	(4,650) 4,118	(4,650) 3,902	(4,650) 3,649	(4,650) 3,608	(4,650) 3,276	(4,650) 3,152	(4,650) 2,734	(4,650) 2,772	(4,650
DCR Mortgage A DCR Mortgage B DCR Mortgage C	1.39	1.39	1.38	1.37	1.38	1.37	1.37	1.35	1.37	1.34
DCR Other Source Total DCR	1.39	1.39	1.38	1.37	1.38	1.37	1.37	1.35	1.37	1.34
Oper Exp Coverage Ratio Mortgage A Balance	1.26	1.25	1.24	1.22	1.21	1.20	1.19	1.18	1.17	1.15
Mortgage B Balance Mortgage C Balance	(17,750)	(17.000)	(16.500)	(16.000)	(15.000)	(14.500)	(13.500)	(21.000)	(19.500)	(19,000
Other Source Balance										
Year Revenues	290,803	296,619	13 302,552	308,603	15 314,775	321,070	327,492	18 334,042	19 340,722	347,537
Ancillary Income Vacancy	5,816 (20,763)	5,932 (21,179)	6,051 (21,602)	6,172 (22,034)	6,295 (22,475)	6,421 (22,924)	6,550 (23,383)	6,681 (23,851)	6,814 (24,328)	6,951 (24,814
Other Income (OI) OI Not Subject to Mat Fee	-	-	-	-	-	-	-		-	
Expenses less Mgt Fee Property Mgmt	(194,196) (29,636)	(200,022) (30,525)	(206,022) (31,441)	(212,203) (32,384)	(218,569) (33,356)	(225,126) (34,356)	(231,880) (35,387)	(238,836) (36,449)	(246,002) (37,542)	(253,382
Reserves	(17,471)	(17,995)	(18,535)	(19,091)	(19,664)	(20,254)	(20,861)	(21,487)	(22,132) (22,132) 17,534	(22,796
NOI Mortgage A	34,553 (25,000)	32,831 (24,000)	31,002 (23,000)	29,063 (21,500)	27,007 (20,000)	24,831 (18,000)	22,530 (17,000)	20,099 (14,500)	(12,500)	14,828
Mortgage B Mortgage C	-		-	-	-	-	-	-	-	
D/S Other Source, not DDF DCA HOME Cash Resrv.	(2,452)	(2,091)	- (1,676)	(1,456)	- (1,178)	- (1,091)	- (440)	- (475)	- (192)	- (39
Asset Mgmt Cash Flow	(4,650) 2,451	(4,650) 2,090	(4,650)	(4,650)	(4,650)	(4,650)	(4,650) 440	(4,650)	(4,650)	(4,650
DCR Mortgage A DCR Mortgage B DCR Mortgage C	1.38	1.37	1.35	1.35	1.35	1.38	1.33	1.39	1.40	1.47
DCR Other Source Total DCR	1.38	1.37	1.35	1.35	1.35	1.38	1.33	1.39	1.40	1.47
Oper Exp Coverage Ratio Mortgage A Balance	1.14	1.13	1.12	1,11	1.10	1.09	1.08	1.07	1.06	1.05
Mortgage B Balance Mortgage C Balance	(17,000)	(16,000)	(15,000)	(13,500)	(12,000)	(14,000)	(13,000)	(10,500)	(8,500)	(6,100
Other Source Balance										
Year Revenues	21 354,488	22 361,577	23 368,809	24 376,185	25 383,709	26 391,383	27 399,211	28 407,195	29 415,339	423,646
Ancillary Income Vacancy	7,090 (25,310)	7,232 (25,817)	7,376 (26,333)	7,524 (26,860)	7,674 (27,397)	7,828 (27,945)	7,984 (28,504)	8,144 (29,074)	8,307 (29,655)	8,473 (30,248
Other Income (OI) OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee Property Mgmt	(260,983) (39,828)	(268,813) (41.023)	(276,877) (42,254)	(285,183) (43,522)	(293,739) (44,827)	(302,551) (46,172)	(311,627) (47,557)	(320,976) (48,984)	(330,606) (50,453)	(340,524 (51,967
Reserves	(23,479) 11,976	(24,184) 8,973	(24,909) 5,812	(25,657) 2,487	(26,426) (1,006)	(27,219) (4,676)	(28,036) (8,529)	(28,877) (12,572)	(29,743) (16,811)	(30,635
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B Mortgage C	-		-	-	-	-	-	-	-	
D/S Other Source, not DDF DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt Cash Flow	(4,650) 7,326	(4,650) 4,323	(4,650) 1,162	(4,650) (2,163)	(4,650) (5,656)	(4,650) (9,326)	(4,650) (13,179)	(4,650) (17,222)	(4,650) (21,461)	(4,650)
Casili Tiow										
DCR Mortgage A DCR Mortgage B DCR Mortgage C DCR Other Source										
DCR Mortgage A DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97	0.96	0.95
DCR Mortgage A DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR Oper Exp Coverage Ratio Mortgage A Balance	1.04	1.03 1,330,995	1.02 1,344,366	1.01 1,357,871	1.00 1,371,512	0.99	0.98	0.97	0.96	0.95
DCR Mortgage A DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR Oper Exp Coverage Ratio Mortgage A Balance Mortgage C Balance										
DCR Mortgage A DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR Oper Exp Coverage Ratio Mortgage A Balance Mortgage B Balance	1,317,756	1,330,995	1,344,366	1,357,871	1,371,512					0.95
DCR Mortgage A DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR Oper Exp Coverage Ratio Mortgage A Balance Mortgage B Balance Mortgage C Balance Other Source Balance Year Revenues Ancillary Income	1,317,756 31 432,118 8,642	1,330,995	1,344,366	1,357,871	1,371,512					
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Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative Chandler Trace Hartwell, Hart County

With 18.83% of those in the Defined Neighborhood living below the federal poverty level (100% fpl) and 10.53% below 50% federal poverty level (vs 15.47% and 6.85% nationally, respectively), poverty is a problem within the Defined Neighborhood and 52 new housing units will still leave plenty of work to do in the Defined Neighborhood. We intend to catalyze access for the target population in the Defined Neighborhood by providing resources to help the Community remove blight, support infill of transformed properties thereby helping to bring about dignified housing opportunities for the target population in the Defined Neighborhood. Being able to do this calls for the production of affordable rental housing in the target area – specifically, Chandler Trace -- in order for the Community Improvement Fund associated with this transformation plan to become available.

The goal is to provide assistance to the Community for the removal of blight, the transformation of dilapidated properties and encouragement of infill within the Defined Neighborhood of this Transformation Plan. The measurable goal is for the developer to provide sufficient resources to fund the demolition expense of at least one demolition per year for each of five years starting with the first full calendar year after Chandler Trace is placed in service (2020-2025).

The resources most important to this plan will be the federal and state low income housing tax credits necessary for the production of Chandler Trace. Chandler Trace's financing consists of \$5,864,230 of both federal and state LIHTC's plus financing resources of \$1,600,000 from the HOME Investment Partnership Program. All of the above resources are critical to the production of the affordable rental housing called for in this transformational plan.

The developer commits to provide a Community Improvement Fund of \$60,000 to the Community Quarterback who must spend the fund out over five years (@\$12,000/yr) in support of the City's activities toward Transformation Plan goals of blight removal, the transformation of dilapidation, and encouragement of infill within the defined neighborhood. The funds will be directed to a designated financial account that is capable of documenting specific deposits and expenditures.

A typical demolition cost experienced by the City on a property in the defined neighborhood is about \$9,000. The Community Quarterback will ensure the transformation plan goal of providing the community with assistance for a minimum of five demolitions in five years after Chandler Trace is placed in service. As stated earlier, it is intended all proceeds from the Community Improvement fund be disbursed to support the Transformation Plan's goal of blight removal, transformation of dilapidation and encouraging infill for the benefit of the Target Population and Defined Neighborhood.

Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative Chandler Trace Hartwell, Hart County Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative Chandler Trace Hartwell, Hart County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative Chandler Trace Hartwell, Hart County

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Scoring Section 16 - Innovative Project Concept Narrative Chandler Trace Hartwell, Hart County

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Georgia Department of Community Allains Housing Financia and Dowegneent Dakton for Earches Prat South ME. Allaman, Georgia Darbit 2023 Re: Application for Low-Income Housing Tax Oroll and/or HOME Funding To DDA:

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Applicant agrees and understands that It may be charged for all files and costs incurred by DCA in the inspection of funded properties during and after construction and in the enforcement of DCA regulations and policies. dang and anomachan archite and one and 2000 supplices and particles. The advector of the advec

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