

Project Narrative
Lavonia Square
Lavonia, Franklin County

Lavonia Square is a an 80-unit new construction development to be located within one-half mile of the St. Mary's Hospital which has an extensive wellness center through its HealthWorks division. The applicant has entered into a letter of intent with the hospital to provide wellness services to our residents. The applicant chose this site in large part due to its proximity to this hospital and the wellness possibilities that exist.

Lavonia is a growing town with a severe shortage of housing. This project will help meet this community need. The proposed development will be certified EarthCraft Multifamily. The majority of services are located within 2 miles of the site.

The Development team is very experienced in providing quality developments for its residents and the local community.

In addition, as mentioned elsewhere, St. Mary's Hospital is actively seeking out collaborative partners to advance its health initiatives in the surrounding area. Being so close to the hospital, Lavonia Square has a real opportunity to provide a more holistic housing experience for its residents.

PART ONE - PROJECT INFORMATION - 2017-070 Lavonia Square, Lavonia, Franklin County

Please note:

- Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
- Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
- Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:

2017-070

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 839,900	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-003 Yes - see Comment

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

Project Name previously used: DCA Project Nbr previously assigned:

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	John Huff		Title	Manager/Member of General Partner	
Address	PO Drawer 2767		Direct Line	(334) 749-0885	
City	Opelika		Fax	(334) 749-0627	
State	AL	Zip+4	36803-2767	Cellular	(334) 319-0455
Office Phone	(334) 749-0885	Ext.		E-mail	huffdev@huffmgt.com

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

IV. PROJECT LOCATION

Project Name	Lavonia Square		Phased Project?	No	
Site Street Address (if known)	Ross Place (SW Corner of Ross Place and Ralph Owens Pkwy)		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	150 Ross Place		Scattered Site?	No Nbr of Sites	
Site Geo Coordinates (##.#####)	Latitude: 34.437456	Longitude: -83.124279	Acreage	19.7380	
City	Lavonia	9-digit Zip**	30553-4156	Census Tract Number	8901.01
Site is predominantly located:	In Unincorporated County	County	Franklin	OCT?	No DDA? Yes
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural HUD SA: Non-MSA Franklin Co.

* If street number unknown

Congressional	State Senate	State House
9	50	32

Legislative Districts **

If on boundary, other district:

Political Jurisdiction	Franklin County		Website	www.franklincountyga.gov	
Name of Chief Elected Official	Thomas Bridges	Title	Chairman, Board of Comm		
Address	141 Athens Street		City	Carnesville	
Zip+4	30521-3253	Phone	(706) 384-2483	Email	jtbridges@franklincountyga.com

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	80	Adaptive Reuse:	0
Substantial Rehabilitation	0	Historic Rehab	0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:	

PART ONE - PROJECT INFORMATION - 2017-070 Lavonia Square, Lavonia, Franklin County

B. Mixed Use No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	79	0
Number of 50% Units	16	0
Number of 60% Units	63	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	79	
Common Space Units	1	
Total Units	80	

E. Buildings

Number of Residential Buildings	20
Number of Non-Residential Buildings	1
Total Number of Buildings	21

F. Total Residential Parking Spaces 160

D. Unit Area

Total Low Income Residential Unit Square Footage	85,220
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	85,220
Total Common Space Unit Square Footage	1,076
Total Square Footage from Units	86,296
Total Common Area Square Footage from Nonresidential areas	2,100
Total Square Footage	88,396

VI. TENANCY CHARACTERISTICS

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

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

If Other, specify:

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

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	2

C. Sight / Hearing Impaired

Nbr of Units Equipped:	2
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election 40% of Units at 60% of AMI

B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income) 20% of HOME-Assisted Units at 50% of AMI

VIII. SET ASIDES

A. LIHTC: Nonprofit No

B. HOME: CHDO No (must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-070 Lavonia Square, Lavonia, Franklin 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
John I Huff	Lavonia Square	Direct			
Heather H Cregg	Lavonia Square	Direct			
JHHC Development, LLC	Lavonia Square	Indirect			

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation	<input style="width: 100%;" type="text" value="No"/>
Original GHFA/DCA Project Number	<input style="width: 100%;" type="text"/>
First Year of Credit Period	<input style="width: 100%;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 100%;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100%;" type="text"/>

First Building ID Nbr in Project	<input style="width: 100%;" type="text"/>
Last Building ID Nbr in Project	<input style="width: 100%;" type="text"/>

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable <u>non</u> public housing project	<input style="width: 100%;" type="text"/>
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HUD funded affordable public housing project	<input style="width: 100%;" type="text"/>
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PART ONE - PROJECT INFORMATION - 2017-070 Lavonia Square, Lavonia, Franklin County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

B. Existing properties: currently an Extension of Cancellation Option?

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

Yes	If yes, expiration year:	2039	Nbr yrs to forgo cancellation option:	5
-----	--------------------------	------	---------------------------------------	---

C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

	If Yes ----->:	Total Existing Units	
		Number Occupied	
		% Existing Occupied	

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

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	September 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

This project received a Qualification Determination letter from DCA. In completing this application, we discovered that in the organizational chart the developer name has a typo. Instead of JJHC Development, LLC, the developer name is actually JHHC Development, LLC. That one letter difference is the only change. Everything else in the pre-application package has not changed. This item was brought to DCA's attention via email on May 18, 2017. Pursuant to an email from Nikki Flanigan on May 19, 2017, we are noting this typographical error in this final application package. Ms. Flanigan stated that a new qualification determination is not necessary to be included with this final application package submission.

Note that this project is located in Franklin County which has been designated as a Difficult Development Area (DDA). The evidence of this is located in Tab 44 as item number 1.

XV. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-070 Lavonia Square, Lavonia, Franklin County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

GA Housing SE II, L.P.				Name of Principal	John I. Huff
6060 Lee Road 54				Title of Principal	Manager of General Partner
Opelika		Fed Tax ID:		Direct line	(334) 749-0885
AL	Zip+4	36804-8252	Org Type:	For Profit	Cellular
(334) 749-0885		E-mail	huffdev@huffmgt.com		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

GA Housing II GP, LLC				Name of Principal	John I. Huff
6060 Lee Road 54				Title of Principal	Manager
Opelika		Website		Direct line	(334) 749-0885
AL	Zip+4	36804-8252		Cellular	(334) 319-0455
(334) 749-0885		E-mail	huffdev@huffmgt.com		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

Regions Bank				Name of Principal	C. Reed Dolihite
1900 5th Avenue North				Title of Principal	Vice President
Birmingham		Website	www.regions.com	Direct line	(205) 264-4017
AL	Zip+4	35203-2610		Cellular	(850) 554-6778
(205) 264-4017		E-mail	reed.dolihite@regions.com		

b. State Limited Partner

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

Cabretta Capital Corporation				Name of Principal	Brent Watts
49 Park of Commerce Way, Suite 102				Title of Principal	President
Savannah		Website	www.cabrettacapital.com	Direct line	(912) 493-9433
GA	Zip+4	31405-1931		Cellular	(404) 307-2868
(912) 493-9433		E-mail	bwatts@cabrettacapital.com		

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-070 Lavonia Square, Lavonia, Franklin County

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II. DEVELOPER(S)

A. DEVELOPER

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

JHHC Development, LLC			Name of Principal	John I. Huff
6060 Lee Road 54			Title of Principal	Manager
Opelika	Website		Direct line	(334) 749-0885
AL	Zip+4	36804-8252	Cellular	(334) 319-0455
(334) 749-0885	E-mail	huffdev@huffmgt.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

Huff & Associates Construction Company, Inc.			Name of Principal	John T. Huff, Jr.
6060 Lee Road 54			Title of Principal	President
Opelika	Website		Direct line	(334) 749-0052
AL	Zip+4	36804-8252	Cellular	(334) 749-0052
(334) 749-0052	E-mail	huffco@mindspring.com		

C. MANAGEMENT COMPANY

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

Huff Management Co., Inc.			Name of Principal	Heather H. Cregg
6060 Lee Road 54			Title of Principal	Executive Vice President
Opelika	Website		Direct line	(334) 749-0885
AL	Zip+4	36804-8252	Cellular	(334) 740-9932
(334) 749-0885	E-mail	hcregg@huffmgt.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-070 Lavonia Square, Lavonia, Franklin County

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D. ATTORNEY	Reno & Cavanaugh, PLLC			Name of Principal	Dwayne W. Barrett
Office Street Address	424 Church Street, Suite 1750			Title of Principal	Member
City	Nashville	Website	www.renocavanaugh.com		
State	TN	Zip+4	37219-2375		
10-Digit Office Phone / Ext.	(615) 866-3222	E-mail	dbarrett@renocavanaugh.com		
			Direct line	(615) 866-3224	
			Cellular	(615) 364-3864	

E. ACCOUNTANT	Glenn P Blankinchip, CPA			Name of Principal	Glenn P. Blankinchip
Office Street Address	4317 Midmost Drive, Suite D			Title of Principal	Certified Public Accountant
City	Mobile	Website			
State	AL	Zip+4	36609-5533		
10-Digit Office Phone / Ext.	(251) 304-0008	E-mail	glenn@blankinchip.com		
			Direct line	(251) 304-0008	
			Cellular	(251) 304-0008	

F. ARCHITECT	McKean & Associates, Architects, LLC			Name of Principal	Rory L. McKean
Office Street Address	2315 Eastchase Lane			Title of Principal	Principal
City	Montgomery	Website			
State	AL	Zip+4	36117-7026		
10-Digit Office Phone / Ext.	(334) 272-4044	E-mail	rmckean@mckeanarch.com		
			Direct line	(334) 272-4044	
			Cellular	(334) 272-4044	

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

A. LAND SELLER (If applicable)	Carol B. Mauldin	Principal	Carol B. Mauldin	10-Digit Phone / Ext.	6482270933
Office Street Address	111 Antrim Glenn Road			City	Hoschton
State	GA	Zip+4	30548-2494	E-mail	cbmauld@aol.com

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	John I. Huff and Heather H. Cregg are Members and Managers of the Developer JHHC Development, LLC. John T. Huff, Jr. is the President and Owner of the Contractor Huff & Associates Construction Company, Inc. John T. Huff, Jr. is the father of John I. Huff and Heather H. Cregg.
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	John I. Huff and Heather H. Cregg are Members and Managers of the General Partner of the Owner. John T. Huff, Jr. is the President and Owner of the Contractor Huff & Associates Construction Company, Inc. John T. Huff, Jr. is the father of John I. Huff and Heather H. Cregg.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-070 Lavonia Square, Lavonia, Franklin County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0090%	No	
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9910%	No	
State Ltd Partner	No	No	For Profit	1.0000%	No	
NonProfit Sponsor						
Developer	No	No	For Profit		No	
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit		No	
Managemen t Company	No	No	For Profit		No	
Total				100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>John I. Huff and Heather H. Cregg are Members and Managers of the Developer JHHC Development, LLC. John T. Huff, Jr. is the President and Owner of the Contractor Huff & Associates Construction Company, Inc. John T. Huff, Jr. is the father of John I. Huff and Heather H. Cregg.</p> <p>John I. Huff and Heather H. Cregg are Members and Managers of the General Partner of the Owner. John T. Huff, Jr. is the President</p>	
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PART THREE - SOURCES OF FUNDS - 2017-070 Lavonia Square, Lavonia, Franklin 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	Yes	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: <input type="text"/>
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	<input type="text"/>
	Other HOME - Source	<input type="text"/>				<input type="text"/>

*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	Bonneville Mortgage Company	1,350,000	5.500%	24
Mortgage B	Regions Bank	7,997,367	4.500%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Regions Bank	727,490		
State Housing Credit Equity	Cabretta Capital Corporation	448,297		
Other Type (specify)	<input type="text"/>			
Other Type (specify)	<input type="text"/>			
Other Type (specify)	<input type="text"/>			
Total Construction Financing:		10,523,154		
Total Construction Period Costs from Development Budget:		10,523,154		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-070 Lavonia Square, Lavonia, Franklin County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Bonneville Mortgage Company	1,350,000	5.500%	38	40	83,555	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	JHHC Development, LLC	103,980	0.000%	15	15		Cash Flow

Total Cash Flow for Years 1 - 15: 899,911
 DDF Percent of Cash Flow (Yrs 1-15) **70.000%** 11.554%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Regions Bank	7,274,899					
State Housing Credit Equity	Cabretta Capital	4,482,966					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		13,211,845					
Total Development Costs from Development Budget:		13,211,845					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
7,349,125	-74,226.00	55%
4,409,475	73,491.00	34%
		<u>89%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

PART THREE - SOURCES OF FUNDS - 2017-070 Lavonia Square, Lavonia, Franklin County

All evidence of financing commitments are located in Tab 01 in Item 05, Forms 01-05. The draft note for Deferred Developer Fee is located in Tab 01 in Item 04, Form 00.

The interest rate on the Regions Bank construction financing loan reflects the current 30-day LIBOR rate (1.00%) plus 350 bps per the Regions Bank commitment letter.

The effective interest rate of the Bonneville Mortgage Company Construction-to-/Permanent Mortgage Loan includes the annual USDA Guarantee Fee of 0.05% (50 basis points). The base interest of this permanent loan is 5.000%.

The Bonneville Mortgage Company Permanent Mortgage Loan is a 40-year USDA guaranteed Section 538 loan. The loan has a 40-year term; however, 2 years are used during construction; therefore, 38 years is shown as the permanent loan term.

No sources listed have originated as Federal Funds.

PART FOUR - USES OF FUNDS - 2017-070 Lavonia Square, Lavonia, Franklin County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal									
Market Study				6,100	6,100				
Environmental Report(s)				14,500	14,500				
Soil Borings				30,000	30,000				
Boundary and Topographical Survey				7,500	7,500				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	58,100	-	-	-	
ACQUISITION					ACQUISITION				
Land				425,000				425,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	425,000	-	-	425,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	30,398		600,000	600,000				
Site Construction (Off-site)									
				Subtotal	600,000	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				7,000,000	7,000,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				125,000	125,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	7,125,000	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		463,500	463,500				
Builder Overhead	6.000%	463,500	6.000%	154,500	154,500				
General Requirements*	2.000%	154,500	2.000%	463,500	463,500				
	6.000%	463,500	6.000%						
*See QAP: General Requirements policy	14.000%	1,081,500		Subtotal	1,081,500	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs		Average TCHC:		111,474.68 per Res'l unit	110,081.25 per unit	99.63 per total sq ft			
8,806,500.00				103.34 per Res'l unit SF	102.05 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	5.00%			440,325	440,325				

PART FOUR - USES OF FUNDS - 2017-070 Lavonia Square, Lavonia, Franklin County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee	79,974	79,974			
Bridge Loan Interest	282,501				
Construction Loan Fee	15,000				
Construction Loan Interest	47,376	47,376			
Construction Legal Fees	30,000	30,000			
Construction Period Inspection Fees	18,200	18,200			
Construction Period Real Estate Tax	13,600	13,600			
Construction Insurance					
Title and Recording Fees	60,000	60,000			
Payment and Performance bonds	79,260	79,260			
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	625,911	328,410	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	160,000	160,000			
Architectural Fee - Supervision	40,000	40,000			
Green Building Consultant Fee Max: 20,000	14,050	14,050			
Green Building Program Certification Fee (LEED or Earthcraft)	6,000	6,000			
Accessibility Inspections and Plan Review	16,500	16,500			
Construction Materials Testing	70,000	70,000			
Engineering	60,000	60,000			
Real Estate Attorney	80,000	80,000			
Accounting	10,000	10,000			
As-Built Survey	7,500	7,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	464,050	464,050	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 886					
Building Permits	525	525			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	19,950	19,950			
Sewer Tap Fees waived? <input type="text" value="No"/>	50,400	50,400			
Subtotal	70,875	70,875	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	32,000				32,000
Permanent Loan Legal Fees	15,000				15,000
Title and Recording Fees	15,000				15,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	62,000				62,000

PART FOUR - USES OF FUNDS - 2017-070 Lavonia Square, Lavonia, Franklin County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	67,192	67,192				67,192
LIHTC Compliance Monitoring Fee	64,000	64,000				64,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	141,692				141,692
		EQUITY COSTS				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		15,000				15,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	15,000				15,000
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,607,392	1,607,392			
	Subtotal	1,607,392	1,607,392	-	-	-
		START-UP AND RESERVES				
Marketing		75,000				75,000
Rent-Up Reserves	77,629	80,000				80,000
Operating Deficit Reserve:	197,034	210,000				210,000
Replacement Reserve		80,000				80,000
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 625	50,000				50,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	495,000	-	-	-	495,000
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		13,211,845	11,775,652	-	-	1,138,692
Average TDC Per:	Unit:	165,148.06	Square Foot:	149.46		

PART FOUR - USES OF FUNDS - 2017-070 Lavonia Square, Lavonia, Franklin County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
0		
0		
0		
0		
0		
0		
0		
0		0

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type:

DDA/QCT

11,775,652	0	0
0		0
11,775,652	0	0
130.00%		
15,308,348	0	0
100.00%	100.00%	100.00%
15,308,348	0	0
9.00%		
1,377,751	0	0
1,377,751		

Total Basis Method Tax Credit Calculation

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

14,597,416	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):		
13,211,845				
1,350,000				
11,861,845	Funding Amount	0	Hist Desig	No

/ 10		
1,186,185	Federal	State
1.4000	= 0.8750	+ 0.5250
847,275		

847,275

839,900

839,900

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

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The contractor Huff & Associates Construction Company, Inc. has been a successful general contractor for approximately 40 years. Hard costs were determined based on extensive building experience and after review of site plan, building elevations and unit configuration and interior finishes. Twenty 4-unit buildings spread out over a larger area of site results in higher costs, e.g., concrete/asphalt, framing, loss of economies of scale. In addition, the Green Sustainable Building specifications, including the High Performance Building Design specifications to achieve the desired level below the EnergyStar Target Index, increases the costs dramatically.

Total construction interest is \$329,877. This amount is divided proportionally between the Bonneville Mortgage Company construction loan and the Regions Bank bridge construction loan since construction draws will be made proportionally between these two lenders based on their respective construction loan sizes.

Accessibility Inspections and Plan/Cost Review is broken out \$7,500 for the Accessibility Consultant and \$9,000 for the Plan and Cost Review Consultant.

Local Government Fees justification is contained in Tab 01, Item Number 07.

Construction Loan Fee and Construction Legal, Due Diligence and Cost Fes are fees for Regions Bank which is based on historical knowledge. Regions Bank does not estimate fees in commitment.

Construction Period Inspection Fees includes fees for Bonneville Mortgage Company loan (\$500 per inspection) in addition to Regions Bank loan (\$800 per inspection estimate) x 14 months to include 2 extra months to be conservative.

Start-up and Reserves are consistent with financing commitment letters and DCA guidelines. The \$80,000 in replacement reserve funding accounts for USDA requirement as outlined in the Bonneville Mortgage Company commitment.

Furniture, Fixtures & Equipment includes cost of all common space furniture and equipment, including set up of the Wellness Center in the Community Building and the equipped Computer Center in the Community Building.

PART FOUR (b) - OTHER COSTS - 2017-070 - Lavonia Square - Lavonia - Franklin, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

[Empty justification box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

[Empty justification box for DCA-Related Costs]

Total Cost

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

[Empty description box for DCA-Related Costs]

[Empty justification box for DCA-Related Costs]

Total Cost

EQUITY COSTS

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

[Empty description box for Equity Costs]

[Empty justification box for Equity Costs]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-070 Lavonia Square, Lavonia, Franklin County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Georgia Department of Community Affairs - Northern Region		
January 1, 2017	Structure	1-Story

Paid By (check one)

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	Electric	X			17	20	26		
Cooking	Electric	X			7	9	12		
Hot Water	Electric	X			14	19	24		
Air Conditioning	Electric	X			6	9	12		
Range/Microwave	Electric	X			11	11	11		
Refrigerator	Electric	X			13	13	13		
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48	59		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	130	156	190	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

Paid By (check one)

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

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

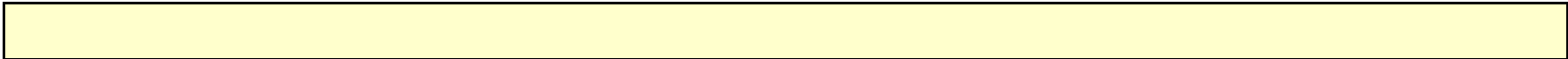
*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

Please note that the QAP states that "Projects funded with USDA 538 loan guarantee must use the DCA UA." See Threshold Section p 5 of 51, Section 7 a). Accordingly, the DCA Utility Allowances are used. See attached justification contained in Tab 01, Item Number 02, Form Number 01.

Tenants pay for all utilities except Refuse Collection.

DCA COMMENTS



PART SIX - PROJECTED REVENUES & EXPENSES - 2017-070 Lavonia Square, Lavonia, Franklin County

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

Finish Row!	HOME projects - Fixed or Floating units:					Max Gross Rent Limit	Pro-posed Gross Rent	Utility Allowance (UA Sched 1 UA, so over-write if UA Sched 2 used)	PBRA Provider or Operating Subsidy *** (See note below)	Monthly Net Rent Per Unit	Monthly Net Rent Total	MSA/NonMSA: Franklin Co.	Employee Unit	Building Design Type	AMI 47,100	Type of Activity	Certified Historic/ Deemed Historic? (See QAP)
	Are 100% of units HUD PBRA?	Rent Type	Nbr of Bdrms	No. of Baths	Unit Count												
1	50% AMI	1	1.0	4	848	499	495	130		365	1,460			1-Story	New Construction	No	
1	50% AMI	2	2.0	8	1,076	600	596	156		440	3,520			1-Story	New Construction	No	
1	50% AMI	3	2.0	4	1,237	693	690	190		500	2,000			1-Story	New Construction	No	
1	60% AMI	1	1.0	12	848	599	595	130		465	5,580			1-Story	New Construction	No	
1	60% AMI	2	2.0	31	1,076	720	716	156		560	17,360			1-Story	New Construction	No	
1	60% AMI	3	2.0	20	1,237	831	825	190		635	12,700			1-Story	New Construction	No	
	N/A-CS	2	2.0	1	1,076	720	0	0		0	0	Common Space		1-Story	New Construction	No	
	<<Select>>							0		0	0						
	<<Select>>							0		0	0						
	<<Select>>							0		0	0						
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	<<Select>>							0		0	0						
6	TOTAL					80	86,296										
										MONTHLY TOTAL	42,620						
										ANNUAL TOTAL	511,440						

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

II. UNIT SUMMARY

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

Low-Income	60% AMI	0	12	31	20	0	63
	50% AMI	0	4	8	4	0	16
	Total	0	16	39	24	0	79
Unrestricted		0	0	0	0	0	0
Total Residential		0	16	39	24	0	79
Common Space		0	0	1	0	0	1
Total		0	16	40	24	0	80
PBRA-Assisted (included in LI above)	60% AMI	0	0	0	0	0	0
	50% AMI	0	0	0	0	0	0
	Total	0	0	0	0	0	0
PHA Operating Subsidy-Assisted (included in LI above)	60% AMI	0	0	0	0	0	0
	50% AMI	0	0	0	0	0	0
	Total	0	0	0	0	0	0
Type of Construction Activity	New Construction	0	16	39	24	0	79
	Low Inc Unrestricted	0	0	0	0	0	0
	Total + CS	0	16	40	24	0	80
	Acq/Rehab	0	0	0	0	0	0
	Low Inc Unrestricted	0	0	0	0	0	0
	Total + CS	0	0	0	0	0	0
	Substantial Rehab Only	0	0	0	0	0	0
	Low Inc Unrestricted	0	0	0	0	0	0
	Total + CS	0	0	0	0	0	0
	Adaptive Reuse Historic Adaptive Reuse						0
	Historic	0	0	0	0	0	0
Building Type: Multifamily (for Utility Allowance and other purposes)		0	16	40	24	0	80
	1-Story	0	16	40	24	0	80
	Historic	0	0	0	0	0	0
	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	0	0	0	0	0
	Historic	0	0	0	0	0	0
	SF Detached	0	0	0	0	0	0
	Historic	0	0	0	0	0	0
	Townhome	0	0	0	0	0	0
	Historic	0	0	0	0	0	0
	Duplex	0	0	0	0	0	0
	Historic	0	0	0	0	0	0
	Manufactured home	0	0	0	0	0	0
	Historic	0	0	0	0	0	0

Efficiency	1BR	2BR	3BR	4BR	Total
0	12	31	20	0	63
0	4	8	4	0	16
0	16	39	24	0	79
0	0	0	0	0	0
0	16	39	24	0	79
0	0	1	0	0	1
0	16	40	24	0	80
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	16	39	24	0	79
0	0	0	0	0	0
0	16	40	24	0	80
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
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0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	16	40	24	0	80
0	16	40	24	0	80
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

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

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

Historic
Historic
Historic
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	16	40	24	0	80
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI
50% AMI
Total

0	10,176	33,356	24,740	0	68,272
0	3,392	8,608	4,948	0	16,948
0	13,568	41,964	29,688	0	85,220
0	0	0	0	0	0
0	13,568	41,964	29,688	0	85,220
0	0	1,076	0	0	1,076
0	13,568	43,040	29,688	0	86,296

Unrestricted
Total Residential
Common Space
Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

10,229

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	32,000
Maintenance Salaries & Benefits	28,000
Support Services Salaries & Benefits	5,500
Payroll taxes and workmen's compensation	6,000
Subtotal	71,500

On-Site Office Costs

Office Supplies & Postage	2,800
Telephone	3,000
Travel	1,000
Leased Furniture / Equipment	1,000
Activities Supplies / Overhead Cost	2,400
Dues, seminars, bank charges	1,200
Subtotal	11,400

Maintenance Expenses

Contracted Repairs	14,000
General Repairs	
Grounds Maintenance	18,000
Extermination	9,000
Maintenance Supplies	12,000
Elevator Maintenance	
Redecorating	6,000
Other (describe here)	
Subtotal	59,000

On-Site Security

Contracted Guard	
Electronic Alarm System	600
Subtotal	600

Professional Services

Legal	1,000
Accounting	5,000
Advertising	4,000
Other (describe here)	
Subtotal	10,000

Utilities (Avg\$/mth/unit)

Electricity	13	12,000
Natural Gas	0	
Water&Swr	5	5,000
Trash Collection		7,620
Other (describe here)		
Subtotal		24,620

Taxes and Insurance

Real Estate Taxes (Gross)*	76,931
Insurance**	27,354
Other (describe here)	
Subtotal	104,285

Management Fee:

	29,109
391.25	Average per unit per year
32.60	Average per unit per month

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

TOTAL OPERATING EXPENSES 310,514

Average per unit 3,881.43
Total OE Required 240,000

Replacement Reserve (RR) 20,000

Proposed average RR/unit amount: 250

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	80 units x \$250 =	20,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	80	20,000

TOTAL ANNUAL EXPENSES 330,514

V. APPLICANT COMMENTS AND CLARIFICATIONS

See attached property tax calculation justification in Tab 01, Item Number 07.

See attached insurance calculation justification in Tab 01, Item Number 07.

Payroll Taxes = \$5,000, and Workmens Compensation = \$1,000.

Support Services includes \$2,000 for tenant/applicant screen, and \$3,50 for Tax Credit Compliance Monitoring Fees incurred by management.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-070 Lavonia Square, Lavonia, Franklin County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.75%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	511,440	521,669	532,102	542,744	553,599	564,671	575,965	587,484	599,233	611,218
Ancillary Income	10,229	10,433	10,642	10,855	11,072	11,293	11,519	11,750	11,985	12,224
Vacancy	(36,517)	(37,247)	(37,992)	(38,752)	(39,527)	(40,318)	(41,124)	(41,946)	(42,785)	(43,641)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(281,405)	(289,847)	(298,543)	(307,499)	(316,724)	(326,226)	(336,012)	(346,093)	(356,475)	(367,170)
Property Mgmt	(29,109)	(29,691)	(30,285)	(30,891)	(31,509)	(32,139)	(32,782)	(33,437)	(34,106)	(34,788)
Reserves	(20,000)	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)	(24,597)	(25,335)	(26,095)
NOI	154,638	154,717	154,707	154,603	154,401	154,097	153,685	153,160	152,516	151,748
Mortgage A	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Cash Flow	62,583	62,662	62,652	62,548	62,346	62,042	61,630	61,105	60,461	59,694
DCR Mortgage A	1.85	1.85	1.85	1.85	1.85	1.84	1.84	1.83	1.83	1.82
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.85	1.85	1.85	1.85	1.85	1.84	1.84	1.83	1.83	1.82
Oper Exp Coverage Ratio	1.47	1.45	1.44	1.43	1.42	1.40	1.39	1.38	1.37	1.35
Mortgage A Balance	1,340,457	1,330,376	1,319,726	1,308,475	1,296,590	1,284,034	1,270,770	1,256,758	1,241,956	1,226,318
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-070 Lavonia Square, Lavonia, Franklin County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.75%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	623,443	635,911	648,630	661,602	674,834	688,331	702,098	716,139	730,462	745,072
Ancillary Income	12,469	12,718	12,973	13,232	13,497	13,767	14,042	14,323	14,609	14,901
Vacancy	(44,514)	(45,404)	(46,312)	(47,238)	(48,183)	(49,147)	(50,130)	(51,132)	(52,155)	(53,198)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(378,185)	(389,530)	(401,216)	(413,253)	(425,650)	(438,420)	(451,572)	(465,120)	(479,073)	(493,445)
Property Mgmt	(35,484)	(36,194)	(36,917)	(37,656)	(38,409)	(39,177)	(39,961)	(40,760)	(41,575)	(42,406)
Reserves	(26,878)	(27,685)	(28,515)	(29,371)	(30,252)	(31,159)	(32,094)	(33,057)	(34,049)	(35,070)
NOI	150,850	149,817	148,642	147,316	145,837	144,195	142,382	140,393	138,220	135,853
Mortgage A	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Cash Flow	58,796	57,762	56,587	55,262	53,782	52,140	50,327	48,339	46,165	43,799
DCR Mortgage A	1.81	1.79	1.78	1.76	1.75	1.73	1.70	1.68	1.65	1.63
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.81	1.79	1.78	1.76	1.75	1.73	1.70	1.68	1.65	1.63
Oper Exp Coverage Ratio	1.34	1.33	1.32	1.31	1.30	1.28	1.27	1.26	1.25	1.24
Mortgage A Balance	1,209,798	1,192,347	1,173,911	1,154,435	1,133,861	1,112,126	1,089,165	1,064,909	1,039,285	1,012,215
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-070 Lavonia Square, Lavonia, Franklin County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.75%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	759,973	775,172	790,676	806,489	822,619	839,072	855,853	872,970	890,429	908,238
Ancillary Income	15,199	15,503	15,814	16,130	16,452	16,781	17,117	17,459	17,809	18,165
Vacancy	(54,262)	(55,347)	(56,454)	(57,583)	(58,735)	(59,910)	(61,108)	(62,330)	(63,577)	(64,848)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(508,249)	(523,496)	(539,201)	(555,377)	(572,038)	(589,200)	(606,876)	(625,082)	(643,834)	(663,149)
Property Mgmt	(43,255)	(44,120)	(45,002)	(45,902)	(46,820)	(47,757)	(48,712)	(49,686)	(50,680)	(51,693)
Reserves	(36,122)	(37,206)	(38,322)	(39,472)	(40,656)	(41,876)	(43,132)	(44,426)	(45,759)	(47,131)
NOI	133,284	130,506	127,510	124,285	120,822	117,111	113,143	108,906	104,389	99,581
Mortgage A	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Cash Flow	41,230	38,452	35,455	32,230	28,767	25,056	21,088	16,851	12,334	7,526
DCR Mortgage A	1.60	1.56	1.53	1.49	1.45	1.40	1.35	1.30	1.25	1.19
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.60	1.56	1.53	1.49	1.45	1.40	1.35	1.30	1.25	1.19
Oper Exp Coverage Ratio	1.23	1.22	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.13
Mortgage A Balance	983,618	953,409	921,495	887,781	852,165	814,540	774,793	732,804	688,446	641,586
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-070 Lavonia Square, Lavonia, Franklin County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.75%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	926,403	944,931	963,829	983,106	1,002,768
Ancillary Income	18,528	18,899	19,277	19,662	20,055
Vacancy	(66,145)	(67,468)	(68,817)	(70,194)	(71,598)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(683,044)	(703,535)	(724,641)	(746,380)	(768,772)
Property Mgmt	(52,727)	(53,782)	(54,857)	(55,954)	(57,074)
Reserves	(48,545)	(50,002)	(51,502)	(53,047)	(54,638)
NOI	94,470	89,043	83,289	77,193	70,742
Mortgage A	(83,555)	(83,555)	(83,555)	(83,555)	(83,555)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Cash Flow	2,415	(3,012)	(8,766)	(14,862)	(21,313)
DCR Mortgage A	1.13	1.07	1.00	0.92	0.85
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.13	1.07	1.00	0.92	0.85
Oper Exp Coverage Ratio	1.12	1.11	1.10	1.09	1.08
Mortgage A Balance	592,083	539,788	484,543	426,181	364,527
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-070 Lavonia Square, Lavonia, Franklin County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.75%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

Debt Coverage Ratio is above 1.20 for each year of the Compliance Period per QAP guidelines (Threshold-p 48 of 61). This project is in a Rural area; therefore, Debt Coverage Ratio is higher during the initial years of the full Compliance Period.

(Empty yellow box for DCA Comments)

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

1.)
2.)
3.)
4.)
5.)
6.)
7.)
8.)
9.)
10.)
11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

This project has met all project feasibility requirements. The project is feasible and viable pursuant to the DCA QAP underwriting guidelines. The applicant has many years experience in developing, constructing and management affordable housing, including LIHTC housing and has assembled an experienced to ensure a successful project.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

2 COST LIMITS

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

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

		New Construction and Acquisition/Rehabilitation		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)		
Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached	Efficiency	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
	1 BR	1	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
	2 BR	2	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
	3 BR	3	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
	4 BR	4	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
	1 BR	16	144,909 x 16 units = 2,318,544	0	159,399 x 0 units = 0	0
	2 BR	40	176,506 x 40 units = 7,060,240	0	194,156 x 0 units = 0	0
	3 BR	24	217,443 x 24 units = 5,218,632	0	239,187 x 0 units = 0	0
	4 BR	4	258,414 x 0 units = 0	0	284,255 x 0 units = 0	0
	<i>Subtotal</i>	<i>80</i>	<i>14,597,416</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup	Efficiency	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
	1 BR	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
	2 BR	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
	3 BR	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
	4 BR	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
	1 BR	0	133,769 x 0 units = 0	0	147,145 x 0 units = 0	0
	2 BR	0	171,988 x 0 units = 0	0	189,186 x 0 units = 0	0
	3 BR	0	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0
	4 BR	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type		80	14,597,416	0	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

13,211,845

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

14,597,416

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

DCA's Comments:

Threshold Justification per Applicant
Total Development Costs are less than the maximum limits prescribed by DCA.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

DCA's Comments:

Threshold Justification per Applicant
This project will be a family-type projects, serving persons of all ages and also households with disabilities.

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Including holiday dinners, movie nights, bingo, potluck dinners and other social events

Wellness program, health screenings, resident education

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin 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.

Project's management agent has previous experience in providing social & recreational programs for the tenants at its complexes. Owner will partner with St. Mary's Sacred Heart Hospital through its HealthWorks and Wellness Center to provide wellness program, health screenings and resident education. See attached letter of intent entered into between the Owner and St. Mary's Sacred Heart Hospital at Tab 40, Item Number 02, Form Number 03.

[Empty yellow box for DCA Use]

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

5 MARKET FEASIBILITY

Pass?

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

A.	Tad Scepaniak/Real Property Research Group, Inc.	
B.	8 months	
C.	100.00%	
D.	12.40%	

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

Threshold Justification per Applicant

There are no DCA tax credit projects in close proximity and which were funded in 2014 or 2015. This has been confirmed by the market analyst.

DCA's Comments:

6 APPRAISALS

Pass?

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

Appraiser's Name:

A.	No	
B.	No	
	1)	
	2)	
	3)	
	4)	
C.		
D.		
	1)	
	2)	
	3)	

Threshold Justification per Applicant

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

A. **Hazclean Environmental Consultants, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **No**

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

1)
 2)

No Noise Assessment requirement, as site is acceptable for Noise.

D. Is the subject property located in a:

D.

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

1) **No**
 2) **No**
 a)
 b)
 c)
 3) **Yes**
 a) **1.000%**
 b) **No**
 c) **Yes**
 4) **Yes**

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

- 1) Lead-based paint? **No**
- 2) Noise? **No**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species?
- 6) Historic designation?
- 7) Vapor intrusion?
- 8) Asbestos-containing materials?
- 12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

Yes
No
No
No

- 9) Mold?
- 10) PCB's?
- 11) Radon?

Yes
Yes
Yes

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

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

1)
 2)
 3)
 G. **N/A**

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

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

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

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I.
 J.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

The Phase I Environmental Site Assessment prepared and completed by Hazclean Environmental Consultants, Inc. for this project is included in Tab 06, Form 01, Environmental. No wetlands will be disturbed. Wetlands is on far western boundary of site. Applicant will abide with all DCA requirements concerning wetlands (which poses no issue to this site's development). Applicant will abide by all federal, state and local requirements regarding any endangered species.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?** Expiration Date: 2/28/18
- B. Form of site control: Contract/Option
- C. Name of Entity with site control: GA Housing SE II, L.P.
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A.	Yes
B.	<<Select>>
C.	
D.	Yes

Threshold Justification per Applicant

The entity with site control is the same entity as the applicant, namely, GA Housing SE II, L.P. Owner has site control initially through 60 calendar days after December 31, 2017. Owner has options to extend site control until 60 calendar days after December 31, 2018, although Owner will close in 2018 per DCA requirements.

DCA's Comments:

9 SITE ACCESS

- A. Does this site provide a specified entrance that is legally accessible by paved roads and are the appropriate drawings, surveys, photographs and other documentation reflecting such paved roads included in the electronic application binder?
- B. If access roads are not in place, does the application contain documentation evidencing local government approval to pave the road, a commitment for funding, and the timetable for completion of such paved roads?
- C. If the road is going to be paved by the applicant, are these costs documented in the submitted electronic application binder and reflected in the development budget provided in the core application?
- D. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, and are the plans for paving private drive, including associated development costs, adequately addressed in Application?

Pass?	
A.	Yes
B.	
C.	
D.	

Threshold Justification per Applicant

This site has access from both Ross Place and Ralph Owens Parkway, both of which are paved roads. See documentation submitted in Tab 09, Item Number 01. In addition, the site photographs contained in Tab 15, Item Number 03 confirm that both of these roads are indeed paved and provide legal access to the site.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

Zoning information is contained in Tab 10, Item Numbers 01 and 02.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:
Threshold Justification per Applicant

- 1) Gas
- 2) Electric

N/A - site is supplied with electricity
Hart Electric Membership Corporation

Pass?

1)	No	
2)	Yes	

Hart Electric Membership Corporation has indicated service and availability of adequate electrical service per attached letter under Tab 11, Item Number 01, Operating Utilities. Natural gas will not be supplied to this project's site. Easements necessary to provide service to the site are in place already.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

- A1)
- 2)

A1)	No	
2)		

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

- 1) Public water
- 2) Public sewer

City of Lavonia
City of Lavonia

- B1)
- 2)

B1)	Yes	
2)	Yes	

Threshold Justification per Applicant

Water and sewer letter is attached under Tab 12, Item Number 01, Water/Sewer. Easements necessary to provide service to the site are in place already.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

	No	
--	----	--

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

A.

	Agree	
--	-------	--

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

A1) Building
A2) Gazebo If "Other", explain here
A3) Washer and dryer in each unit

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

B.

	Agree	
--	-------	--

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

Additional Amenities

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

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

1)	Wellness Center		
2)	Equipped Playground		

3)	Equipped Computer Center		
4)			

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

C.

	Agree	
--	-------	--

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

- 1)
- 2)
- 3)
- 4)
- 5)
- 6a)
- 6b)

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

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

D.

	N/A	
--	-----	--

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

- 1)
- 2)
- 3a)
- 3b)

1)		
2)		
3a)		
3b)		

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

The site amenities and unit amenities provided by Applicant will adhere to the guidelines outlined in the DCA Amenities Guidebook.

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

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

Threshold Justification per Applicant

N/A

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual? Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?	A.	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? Site Map delineates the approximate location point of each photo?	C.	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

The Conceptual Site Development Plan for this project has been prepared by the project architect McKean & Associates, Architects, LLC and is in conformity with DCA guidelines including the Architectural Manual. This plan is included in Tab 15, Item Number 01.

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?	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

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin 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.

Project will seek certification from the EarthCraft Multifamily building program. The draft scoring worksheet is included under Tab 29, Item Number 03, Form Number 01.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicted in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

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

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

The DCA qualified consultant will perform the following: Name of Accessibility Consultant **Zeffert & Associates**

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

Threshold Justification per Applicant

This project will conform to DCA accessibility requirements detailed in the Architectural and Accessibility Manuals. Project architect McKean & Associates is very experienced in this area. In addition, an accessibility consultant will be retained by the owner to ensure conformity with all federal, state and local accessibility requirements

DCA's Comments:

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Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

Pass?	
No	
Yes	

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

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

A.		
----	--	--

B. Standard Design Options for All Projects

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	
----	-----	--

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

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

2)	Yes	
----	-----	--

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

1)	
2)	

C.		
1)		
2)		

Threshold Justification per Applicant

Project will be constructed to provide a maintenance-free exterior for many years.

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

A. Did the Certifying Entity meet the experience requirement in 2016?

B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?

C. Has there been any change in the Project Team since the initial pre-application submission?

D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?

E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

F. DCA Final Determination

Pass?

A.	Yes	
B.	Yes	
C.	No	
D.	No	

E.	Certifying GP/Developer
F.	<< Select Designation >>

Threshold Justification per Applicant

The Applicant's Project Team was "Qualified without Conditions" as part of the pre-application process. This DCA letter is included under Tab 19, Item Number 01, Qualification Determination.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

A. Was a pre-application submitted for this Determination at the Pre-Application Stage?

B. If 'Yes', has there been any change in the status of any project included in the CHS form?

C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

Pass?

A.	Yes	
B.	N/A	
C.	Yes	

Threshold Justification per Applicant

Applicant submitted all required documentation at pre-application. Applicant has been Qualified without Conditions per attached DCA letter included under Tab 19, Item Number 01, Qualification Determination.. There have been no changes from the information submitted at pre-application with the exception of a typographical error in the developer name. In completing this application, it was discovered that in the organizational chart the developer name has a typo. Instead of JJHC Development, LLC, the developer name is actually JHHC Development, LLC. That one letter difference is the only change. Everything else in the pre-application package has not changed. This item was brought to DCA's attention via email on May 18, 2017. Pursuant to an email from Nikki Flanigan on May 19,2017, we are noting this typographical error in this final application package. Ms. Flanigan stated that a new qualification determination is not necessary to be included with this final application package submission.

DCA's Comments:

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Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

21 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE

- A. Name of Qualified non-profit: A.
- 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.
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? 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. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?
1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? 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 in the application? H.
- I. Is an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I.

Pass?

Threshold Justification per Applicant

N/A

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

- A. Name of CHDO: Name of CHDO Managing GP:
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B.
- 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: D.

Pass?

Threshold Justification per Applicant

N/A

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?

Threshold Justification per Applicant

N/A

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).
- 2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?
- 3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?

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

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

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

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

1) Individual interviews		3) Written Notifications	
2) Meetings		4) Other - describe in box provided:	

Threshold Justification per Applicant

N/A - this is a new construction project

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

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

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

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

Threshold Justification per Applicant

Applicant agrees to prepare and submit for DCA approval an Affirmatively Furthering Fair Housing Marketing Plan at the required time.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

This project's total development costs is below the maximum DCA cost limits. There is no identity of interest between the buyer and seller of the land. The growing Lavonia area is is desparately lacking affording housing options.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
92	61	20
10	10	10
A.		0
B.		0

TOTALS:

1. APPLICATION COMPLETENESS

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

- A. Missing or Incomplete Documents** Number: 0
- Organization Number: 0
- B. Financial and Other Adjustments** Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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TOTALS:	Score Value	Self Score	DCA Score
	92	61	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **79**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
16	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.25%	0.00%

B. Deeper Targeting through New PBRA Contracts

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs:
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

Nbr of PBRA Residential Units:

--	--

0.00%	0.00%
1	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

13	0
Yes	
12	
1	
0	

Scoring Justification per Applicant

As can be seen, this site is located within 2 miles of nearly all of the listed desirable activities. In addition to the 12 points, the Applicant believes it is entitled to the additional bonus desirable point because at least 3 activities/characteristics are within 1.0 mile drive distance of the proposed sites, including the St. Mary's Hospital which is very near the site. The Applicant does not believe that any points should be deducted because it does not believe there are nearby undesirable activities/characteristics that would warrant such a deduction of points.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 3. Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 4. Paved Pedestrian Walkway is in existence by Application Submission. If not, but is immediately adjacent to Applicant site, Applicant has submitted documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the Walkway will be built.
- 5. The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.
- 6. Transportation service is being publicized to the general public.

0	0
Applicant Agrees?	DCA Agrees?

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
TOTALS:	92	61 20

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

Choose **either option 1 or 2 under A.**

1. Site is **owned** by local transit agency & is strategically targeted by agency to create housing with **on site or adjacent** access to public transportation

OR 2. Site is **within one (1) mile*** of a transit hub

3. Applicant in A1 or A2 above serves Family tenancy.

B. Access to Public Transportation

Choose **only one option in B.**

1. Site is **within 1/4 mile*** of an established public transportation stop

OR 2. Site is **within 1/2 mile*** of an established public transportation stop

OR 3. Site is **within one (1) mile*** of an established public transportation stop

Rural Pool

4. **Publicly operated/sponsored and established transit service** (including on-call service onsite or fixed-route service within 1/2 mile of site entrance*)

*As measured from an entrance to the site that is accessible to pedestrians and connected by sidewalks or established pedestrian walkways to the transportation hub/stop.

Scoring Justification per Applicant

N/A

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2

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

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

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

Yes/No	Yes/No

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose **only one.** See scoring criteria for further requirements.

Earth Craft House Multifamily

3

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

Competitive Pool chosen:

Rural

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

Date of Course	3/3/17	John Huff	JHHC Development, LLC
Date of Course	3/3/17	John Huff	GA Housing SE II, L.P.

Yes	
------------	--

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

Yes	
N/a	

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

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

N/a	
------------	--

A. Sustainable Communities Certification

Project seeks to obtain a sustainable community certification from the program chosen above?

2

A. Yes/No	Yes/No
N/a	

1. EarthCraft Communities

Date that EarthCraft Communities Memorandum of Participation was executed for the development where the project is located:

2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND v4)

a) Date of project's Feasibility Study prepared by a nonrelated third party LEED AP:

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
TOTALS:	92	61 20

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

Commitments for Building Certification:

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

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

C. Exceptional Sustainable Building Certification

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? 3 C. Yes/No Yes/No

D. High Performance Building Design

The proposed building design demonstrates:

- | | | | |
|---|----|-----|---|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? | 1. | N/a | |
| 2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines. | 2. | 1 | 0 |
| 3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. | 3. | Yes | |
| | | N/a | |
| | | N/a | |

Scoring Justification per Applicant

The Applicant will pursue sustainable building certification through EarthCraft Multifamily certification program. The draft scoring sheet is included in this Application under Tab 29, Item Number 03 Sustainable Developments. In addition, the preliminary energy modeling report and EnergyStar v4 Home Report included in Tab 29 as Item Number 01 and 02 evidence that the applicant met this energy saving requirement to be entitled to the additional 1 point. Accordingly, the Applicant is entitled to 2 points under this Scoring Criterion.

DCA's Comments:

7. STABLE COMMUNITIES

(Must use data from the most current FFIEC census report, published as of January 1, 2016)

7	1	0
----------	----------	----------

A. Census Tract Demographics

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

& Competitive Pool chosen: **Rural**

Yes/No Yes/No

B. 1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):

	No	
--	-----------	--

2. Less than below Poverty level (see Income) Actual Percent

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

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

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

C. Georgia Department of Public Health Stable Communities

	Per Applicant	Per DCA	2	1	0
	B3	<Select>			

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map:

D. Mixed-Income Developments in Stable Communities Market units: Total Units: Mkt Pct of Total:

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
TOTALS:	92	61
	10	0
		0

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan: _____
 Website address (URL) of Transformation Plan: _____

A. Community Revitalization

i.) Plan details specific work efforts directly affecting project site?
 ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
 Date Plan originally adopted by Local Govt:
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:
 Date(s) Plan reauthorized/renewed by Local Government, if applicable:

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

2 A.

Yes/No	Yes/No

i.)		
ii.)		

iii.) Public input and engagement during the planning stages:

a) Date(s) of Public Notice to surrounding community:
 Publication Name(s)
 b) Type of event:
 Date(s) of event(s):
 c) Letters of Support from local non-government entities. Type:
 Entity Name:

a) _____

 b) <<Select Event 1 type>> <<Select Event 2 type>>

 c) <<Select Entity 1 type>> <<Select Entity 2 type>>

1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? No Census Tract Number: 8901.01 Eligible Basis Adjustment: DDA/QCT

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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	Score Value	Self Score	DCA Score
TOTALS:	92	61	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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

4 2.

a) *Public and Private Engagement*

Tenancy:

Family

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

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

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
TOTALS: 92	61	20

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

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

i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i.	Yes/No	Yes/No
or	Nbr of Respondents			
ii. Public Meetings		ii.		

Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			

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

i. Local Population Challenge 1	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
ii. Local Population Challenge 2	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iii. Local Population Challenge 3	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iv. Local Population Challenge 4	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
v. Local Population Challenge 5	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
TOTALS: 92	61	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance		Family	4		
Source			1	1.	
Contact	Direct Line	Bank Name			
Email		Account Name			
Bank Contact	Direct Line	Bank Website			
		Contact Email			
Description of Use of Funds					
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.					

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

2. Long-term Ground Lease

a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?	1	2.		
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?				

3. Third-Party Capital Investment

Competitive Pool chosen: **Rural** 2 3.

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

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

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	13,211,845
---	---------	---------	--------------------------------	------------

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
TOTALS:	92	61
	10	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

Applicant is not requesting any points under this Transformational Communities section.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

Competitive Pool chosen:

Rural

4

4	0
----------	----------

A. Phased Developments

Phased Development?

No

0

3

A.		
1.	N/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?

If Yes, indicate DCA Project Nbr and Project Name of the first phase:

Number:

--

Name

--

If current application is for third phase, indicate for second phase:

Number:

--

Name

--

2. Was the community originally designed as one development with different phases?
3. Are any other phases for this project also submitted during the current funding round?
4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

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

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

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

OR

3
2

1.		
2.		
C.	4	0

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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

1. Within the last **Five (5)** DCA funding cycles
2. Since the 2000 DCA Housing Credit Competitive Round

(additional point)

3
1
2

OR

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

1.	3	
2.	1	
3.		

Scoring Justification per Applicant

The applicant's site is located outside the city limits of Lavonia in Franklin County. It is the applicant's understanding that the Local Government boundary of Franklin County has never received an allocation of low-income housing tax credits since the 2001 LIHTC competitive round -- only possibly a project within the city limits/incorporated area of a city in Franklin County. The Applicant reviewed the past LIHTC award recipients listed on the DCA's website to confirm. Accordingly, the Applicant feels that is entitled to all 4 points under this Scoring Criterion.

DCA's Comments:

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	Score Value	Self Score	DCA Score
TOTALS:	92	61	20



PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
TOTALS:	61	20
2	2	0
	Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

- A.** Are more than two DCA funded projects in the primary market area which have physical occupancy rates of less than 90 percent and which compete for the same tenant base as the proposed project?
- B.** Has there been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population?
- C.** Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?
- D.** Is the capture rate of a specific bedroom type and market segment over 55%?

A.	No	
B.	No	
C.	No	
D.	No	

Scoring Justification per Applicant

The Applicant is entitled to the full 2 points under this Scoring Criterion, as evidenced by the Market Study attached under Tab 05, Item Number 01.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

	1	0
A.	1	
B.	N/a	

B. Tenant Ownership

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

DCA's Comments:

12. EXCEPTIONAL NON-PROFIT

0

	3	
	N/a	
	N/a	
	N/a	

Nonprofit Setaside selection from Project Information tab:

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: **Rural**

Urban or Rural: **Rural**

	2	
Unit Total	80	

Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves **80** or fewer units. Failure by the Applicant to designate these points to only one qualified project will result in no points being awarded.

MGP	GA Housing II GP, LLC	0.0090%	John I. Huff	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	JHHC Development, LLC	0.0000%	John I. Huff
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Regions Bank	98.9910%	C. Reed Dolihite	Developmt Consult	0	0.0000%	0
State LP	Cabretta Capital Corporation	1.0000%	Brent Watts				

Scoring Justification per Applicant

DCA's Comments:

The Applicant chooses this project Lavonia Square to receive the 2 points to which it is entitled under this Rural Priority Scoring Criterion, given that it is a Family project consisting of 80 or fewer total units.

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin 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.

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Score Value	Self Score	DCA Score
TOTALS:	92	61
	2	0
	1	

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

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

B. Designated Military Zones

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

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

City: **Lavonia** County: **Franklin** QCT? **No** Census Tract #: **8901.01**

B. No	
-------	--

Scoring Justification per Applicant

DCA's Comments:

The Applicant is not requesting any points under this Scoring Criterion.

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

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

	Amount		Amount
a)		a)	
b)		b)	
c)		c)	
d)		d)	
e)		e)	
f)		f)	
g)		g)	
h)		h)	
i)		i)	
j)	1,350,000	j)	
Total Qualifying Sources (TQS):		0	

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

13,211,845	0.0000%
10.2181%	

The applicant has secured financing commitments from both the USDA and Bonneville Mortgage Company for a USDA 538 construction-to-permanent loan in the amount of \$1,350,000 which is at least 10% of this project's Total Development Cost. These commitments are located in Tab 36, Item Number 01, Form 01. Accordingly, the applicant is entitled to 4 points under this Selection Criterion.

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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TOTALS:	Score Value	Self Score	DCA Score
	92	61	20

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

3	N/a	
---	-----	--

Selection Criteria

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

Ranking Pts	Value	Range	Ranking Pts
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 5		6.
Total:			0

DCA's Comments:

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction for all PRA units?
3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?
4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?

10% of Total Units (max):	8
Total Low Income Units	79
Min 1 BR LI Units required	8
1 BR LI Units Proposed	16

3	2	0
2	2	0
1.	Agree	

B. Target Population Preference

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

2.	Yes	
3.	Yes	
4.	Yes	
3	0	0
1.		
2.		

Scoring Justification per Applicant

The Applicant agrees to accept Section 811 project-based rental assistance or other DCA offered rental assistance, if offered, for up to 10% of the units for the purpose of providing integrated housing opportunities for Persons with Disabilities. Accordingly, the Applicant is entitled to 2 points under this Scoring Criterion.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

A. Historic and Adaptive Reuse

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

Historic Credit Equity:	0
Historic adaptive reuse units:	0
Total Units	80
% of Total	0.00%

2	0	0
2		
A.		

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

B. Historic

Nbr Historic units:	0
---------------------	---

1		
B.		

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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Score Value	Self Score	DCA Score
TOTALS:	61	20

80
0.00%

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

DCA's Comments:

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

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

Pre-requisites:

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

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

The applicant is partnering with St. Mary's Sacred Heart Hospital through its HealthWorks and Wellness Center initiatives. St. Mary's has conducted an extensive Community Health Needs Assessment and offers an extensive array of on-site wellness services and screenings. Please see the Letter of Intent which the applicant has entered into with St. Mary's under Tab 40, Item Number 02, Form Number 03. As evidenced by the Community Health Needs Assessment, this community continues to suffer from high blood pressure and diabetes and general fitness. Because St. Mary's is so established and is in such close proximity to this development, regular screening and educational services can easily be offered montly. St. Mary's has a full range of capabilities as evidenced by the letter of intent and their website. Blood work, biometric screenings (height, weight, BMI, blood pressure) and resident health risk assessments will be performed early on establish baseiline upon which the effectiveness of future education initiatives and wellness services can be measures. St. Mary's is more than a home health nurse who can come by and take blood pressure and check for blood sugar. St. Mary's is an established hospital with longevity and will serve as a valuable partner in this initiative for many years.

A. Preventive Health Screening/Wellness Program for Residents

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

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

a)	Agree	
b)	Yes	
c)	Yes	

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

Occurrence Cost to Resident

a) Health risk assessments	At least monthly	\$0-\$10
b) Diabetes screenings	At least monthly	\$0-\$10
c) Blood pressure screenings	At least monthly	\$0-\$10
d) General resident education	At least monthly	0

B. Healthy Eating Initiative

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

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

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

a)		
b)		
c)		
d)		
e)		
2.		

Description of Monthly Healthy Eating Programs

Description of Related Event

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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TOTALS:	Score Value	Self Score	DCA Score
	92	61	20

a)		
b)		
c)		
d)		

C. Healthy Activity Initiative

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

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

0	0
---	---

1. The dedicated multi-purpose walking trail that is 1/2 mile or longer that promotes walking, jogging, or biking will:

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
----	--

Scoring Justification per Applicant

Based on the information contained herein, including the information contained in Tab 40, Item Numbers 01 and 02, and in particular the letter of intent signed with an established long-term health care provider with a mission toward providing on-site wellness services (St. Mary's Hospital through its HealthWorks and Wellness Center initiatives), the applicant is entitled to 3 points under this Selection Criterion.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	3	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

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

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Lavonia Elementary School	PK - 5	No	85.30	76.80	70.40	73.30	76.45	Yes
b) Middle/Junior High	Franklin County Middle School	6,7 and 8	No	80.40	73.90	74.40	75.70	76.10	Yes
c) High	Franklin County High School	9 - 12	No	69.70	70.50	84.60	84.40	77.30	Yes
d) Primary/Elementary	Lavonia Elementary School	PK - 5	No						
e) Middle/Junior High	Franklin County Middle School	6,7 and 8	No						
f) High	Franklin County High School	9 - 12	No						

Scoring Justification per Applicant

The applicant is entitled the full 3 points under this Selection Criterion based on the average CCRPI Scores from 2013-2015.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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21. WORKFORCE HOUSING NEED (choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

TOTALS:

Score Value	Self Score	DCA Score
92	61	20
2	2	0

2
2

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				
Min Exceeded by:	0.00%	0.00%	0.00%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:
 Total Nbr of Jobs w/in the 2-mile radius:
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:	3,000	
Total Nbr of Jobs w/in the 2-mile radius:	3,430	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:	2,283	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:	66.56%	0.00%

Project City	Lavonia
Project County	Franklin
HUD SA	Franklin Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

The applicant is entitled to the full 2 points under this Selection Criterion. See attached documentation contained in Tab 42, Item Numbers 01 and 02.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10

10	10
10	10
0	
0	

Base Score

Deductions

Additions

Scoring Justification per Applicant

The applicant is entitled to the full 10 points under this Selection Criterion. The applicant and its development team are not out of compliance with DCA requirements.

DCA's Comments:

TOTAL POSSIBLE SCORE

92

61	20
----	----

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-070 Lavonia Square, Lavonia, Franklin County

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**Score
Value**

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

TOTALS:

92

61	20
-----------	-----------

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.

The applicant could not tell exactly from the DCA online Demographic Cluster maps which cluster the site is located in; however it is clear that the site is located in a Cluster which entitles it to 1 point under this Selection Criterion. All other comments made in Section Comments above.

Empty comment box area.

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

Lavonia Square
Lavonia, Franklin County

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

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

Lavonia Square
Lavonia, Franklin County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Lavonia Square

Lavonia, Franklin County

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

Scoring Section 16 - Innovative Project Concept Narrative

Lavonia Square

Lavonia, Franklin County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]