

**2013 Application Tabs Checklist for: Providence at Parkway Village, Fairburn, Fulton County**

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|---------------------------------|----------------------|----------|--|---|--------|
| <b>Completed Tabs Checklist</b> |                      |          |  |   |        |
| 00                              | Project Overview     | 00       | Core Application including Project Narrative   |   | Yes    |
|                                 |                      | 01       | Application Letter Certification   |   | Yes    |
|                                 |                      | 02       | Copy of Tax Exempt Bond Inducement Resolution, if applicable   |   | Yes    |
|                                 |                      | 03       | Public Benefits Affidavit  |   | Yes    |
|                                 |                      | 04       | Public Benefits Affidavit secure and verifiable documentation  |   | Yes    |
|                                 |                      | 05       | Documentation from USDA confirming project is located in a rural area, if applicable   |   | No     |
|                                 |                      | 06       | Waiting List Document for the Tie-Breaker  |   | No     |
| <b>Appendix I: Threshold</b>    |                      |          |  |   |        |
| 01                              | I. Feasibility       | 01       | Applicable PHA rent and Utility Allowance limits   |   | Yes    |
|                                 |                      | 02       | PBRA agreement, including most recent rent and utility allowance adjustment, if applicable; also including Administrative Plan or evidence of HUD review and approval of proposed target population preference, or HUD designation as High Priority, if applicable | II. B. Deep Target Support Hsg<br>XVI B. Preservation<br>XVIII A.3.b) Preservation<br>XVIII B.1. a), b) | Yes    |
|                                 |                      | 03       | 01 Copy of Draft Developer Agreement   |   | Yes    |
|                                 |                      | 02       | Draft note for Deferred Developer Fee, if applicable   |   | Yes    |
|                                 |                      | 04       | 01 Preliminary Commitments for all financing and equity  | XIV A Leveraging<br>XVIII 3.a) c) Preservation<br>XVIII 3.d) Preservation                               | Yes    |
|                                 |                      | 02       | HUD confirmation from HUD that application is under serious consideration, if applicable   |   | No     |
|                                 |                      | 03       | USDA Notice to Proceed, if applicable  |   | No     |
|                                 |                      | 04       | AHP confirmation that FHLB is reviewing application, if applicable   |   | No     |
|                                 |                      | 05       | Final confirmation for HUD, USDA and AHP due 7/12/13; or Alternate financing due 7/26/13   |   | No     |
|                                 |                      | 05       | 01 Assumption of Existing Debt, if applicable  |   | No     |
|                                 |                      | 02       | Copy of original Promissory Note   |   | No     |
|                                 |                      | 03       | Copy of original Loan Agreement  |   | No     |
|                                 |                      | 04       | Copy of original Mortgage, Deed to Secure Debt, or Trust   |   | No     |
|                                 |                      | 06       | Documentation, explanation and / or calculation for real estate tax expense and insurance expense projection   |   | Yes    |
|                                 |                      | 07       | Three years' audited operating statements, if applicable   |   | No     |
| 02                              | II. Cost Limits      | 01       | Commitment from foundation or nonprofit for amount in excess of Cost Limit included in 01-04-01 above (Threshold I.9 a), if applicable   | XIV A Leveraging  | No     |
|                                 |                      | 02       | Copy of DCA waiver of cost limit, if applicable  |   | No     |
| 03                              | III. Tenancy         | 01       | Copy of instructions and corresponding compliance with regard to Other tenancy, if applicable  |   | No     |
| 04                              | IV. Services         | 01       | Copy of Other Services approval by DCA, if applicable  |   | No     |
|                                 |                      | 02       | Final Binding Contract for Proposed Services must be provided prior to issuance of forms 8609, if applicable   |   | No     |
| 05                              | V. Market            | 01       | Market Study   | IX. A.-E. Market  | Yes    |
| 06                              | VI. Appraisal        | 01       | Appraisal, applicable if there is an Identity of Interest between Buyer and Seller   |   | Yes    |
| 07                              | VII. Environmental   | 01       | For HOME/HUD funded projects, including by not limited to PBRA: Site and Neighborhood Standards form   |   | Yes    |
|                                 |                      | 02       | Environmental Phase I including DCA required non-scope items a) through l)   |   | Yes    |
|                                 |                      | 03       | Environmental Phase II, if applicable  |   | No     |
|                                 |                      | 04       | Other (Specify)  |   | No     |

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| 08      | VIII. Site Control                                  | 01   | Documentation of Site Control evidencing legal control by proposed GP or LP through at least 11/30/13 or 4% bond closing date as applicable               | XIV B. Leveraging   | No     |    |
|         |   | 02   | Ground lease minimum term of 45 years   |   | Yes    |    |
|         |   | 03   | HOME Contract Addendum (if applicable) / or right to withdraw   |   | No     |    |
| 09      | IX. Site Access                                     | 01   | Legally accessible Access to Site must include appropriate drawings, survey or other documentation, as applicable   |   | Yes    |    |
| 10      | X. Zoning   | 01   | Site zoning confirmed by authorized Local Government official   |   | Yes    |    |
|         |   | 02   | Architectural Site Conceptual Development Plan in graphic or narrative form demonstrating zoning compliance   |   | Yes    |    |
| 11      | XI. Utilities                                       | 01   | Letter, signed and on letterhead, from appropriate utility company confirming the availability and capacity of operating utilities                        |   | Yes    |    |
| 12      | XII. Water/sewer                                    | 01   | Letter, signed and on letterhead, from public water and sewer authority confirming the availability and capacity of water/sewer                           |   | Yes    |    |
|         |   | 02   | Evidence of easements and commitments from utility procedures necessary to extend utilities to property, if applicable                                    |   | Yes    |    |
|         |   | 03   | Verification of annexation and improvements, if applicable  |   | No     |    |
| 13      | XIII. Local Gov't                                   | 01   | Evidence of public meeting and presentations to local government and residents of community   |   | Yes    |    |
|         |   | 02   | Resolutions or letters of support from Local Government officials (optional)  |   | Yes    |    |
| 14      | XIV. Amenities                                      | 01   | Pre-approval of amenities not included in Architectural Manual, if applicable   |   | No     |    |
| 15      | XV. Rehab Standards                                 | 01   | Documentation supporting construction costs (Schedule of Values)  |   | Yes    |    |
|         |   | Section A  | 02  | Copy of rehabilitation standards waiver, if applicable                      |        | No |
|         |   | Section B  | 03  | For rehab and adaptive reuse projects, a Physical Needs Assessment          |        | No |
|         |   | Section C  | 04  | For rehab and adaptive reuse projects, a DCA Rehabilitation Work Scope form |        | No |
| 16      | XVI. Site Info and Development Plan                 | 01   | 11"x17" Conceptual Site Development Plan  |   | Yes    |    |
|         |   | 02   | Location and vicinity map (identify all parcels for scattered site)   |   | Yes    |    |
|         |   | 03   | Site maps and color photographs   |   | Yes    |    |
|         |   | 04   | Aerial photos of proposed site  |   | Yes    |    |
| 17      | XIX. Design Standards Section 2                     | 01   | Copy of architectural standards waiver, if applicable   |   | No     |    |
|         |   | 02   | Pre-approval of design options not included in Architectural Manual, if applicable  |   | No     |    |
| 18      | XX. Qualification Determination AND XXI. Compliance | 01   | Qualification Determination from DCA  |   | Yes    |    |
|         |   | 02   | Management Company experience   |   | Yes    |    |
|         |   | 03   | General Partner organizational documents, including Operating Agreement   |   | Yes    |    |
|         |   | 04   | Documentation that organizational entities are registered to do business in GA  |   | Yes    |    |
|         |   | 05   | All partnership and consulting agreements between project participants  |   | Yes    |    |
|         | Section A   | 06   | DCA Performance Workbook for General Partner(s), Developer(s), Management Company and Project Consultant (if applicable) and all supporting documentation | XIX A.2. Compliance   | Yes    |    |
|         | Section B   | 07   | 01 Compliance Questionnaire for General Partner(s), Developer(s), Management Company and Project Consultant (if applicable)                               |   | Yes    |    |
|         |   | 02   | Organizational Chart  |   | Yes    |    |
|         |   | 03   | DCA Compliance History form executed by applicant for other State Housing Agencies pursuant to DCA instructions   | XIX A.2. Compliance   | Yes    |    |
|         | 08  | 04 Executed criminal and credit background check release forms |   | Yes   |        |    |
|         | 09  | Other (Specify)  |   | No  |        |    |
| 19      | Section A   | 01   | Opinion of a third party attorney on the non-profit's current federal tax exempt qualification status   |   | No     |    |
|         |   | 02   | Secretary of State Certification of Nonprofit status  |   | Yes    |    |
|         | Section F   | 03   | Copy of the general partnership joint venture agreement, if applicable  |   | No     |    |
|         |   | 04   | A copy of the non-profit's by-laws or Articles of Incorporation evidencing inclusion of the fostering of low income housing as one                        |   | Yes    |    |

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|----------------------------------|---------------------------------|----------|--|----------------------------|--------|
| 20                               | XXIII. Preservation Section A   | 01       | Documentation showing that at least one eligibility criterion (numbered 1-7 in Appendix I, page 33) is met   |                            | No     |
| 21                               | XXIV. CHDO                      | 01       | Copy of the State CHDO Pre-qualification / renewal letter (only applicable if HOME Consent has been issued)  |                            | No     |
|                                  |                                 | 02       | Evidence of CHDO Predevelopment Loan, if applicable  |                            | No     |
| 22                               | XXV. Other HUD Requirements     | 01       | Established agreements with HUD regarding different standards of review  |                            | Yes    |
|                                  |                                 | 02       | US Census Tract documentation  |                            | Yes    |
|                                  |                                 | 03       | Certification for Contract, Loans and Co-operative Agreements  |                            | Yes    |
|                                  |                                 | 04       | Disclosure of Lobbying Activities  |                            | Yes    |
|                                  |                                 | 05       | Applicant / Recipient Disclosure / Update Report   |                            | Yes    |
|                                  |                                 | 06       | MBE / WBE Outreach Plan Guide form   |                            | No     |
|                                  |                                 | 07       | Affirmative Housing Fair Marketing Plan  |                            | Yes    |
| 23                               | XXVI. Legal Opinions Section A  | 01       | Projects involving acquisition and rehabilitation require a Legal opinion regarding acquisition Credit eligibility   |                            | No     |
|                                  | Section B                       | 02       | Projects operated as assisted living facilities require a legal opinion regarding Credit eligibility   |                            | No     |
|                                  | Section C                       | 03       | For non profit projects, see Sec. XXII A   |                            | No     |
|                                  | Section D                       | 04       | Scattered site projects require a legal opinion that includes a reference to the proposed site plan  |                            | No     |
| 24                               | XXVII. Relocation (if occupied) | 01       | All applications must include a Site Relocation Survey form  |                            | No     |
|                                  |                                 | 02       | Relocation Displacement Spreadsheet  |                            | No     |
|                                  |                                 | 03       | Detailed Project Relocation Plan and Cost Estimate Form  |                            | No     |
|                                  |                                 | 04       | Multifamily Tenant Relocation Plan Certification   |                            | No     |
|                                  |                                 | 05       | Occupancy History (3 months)   |                            | No     |
|                                  |                                 | 06       | Tenant Household Data Forms - each unit  |                            | No     |
|                                  |                                 | 07       | General Info Notice for Occupants with Proof of Delivery   |                            | No     |
|                                  |                                 | 08       | HOPE VI or other master relocation plans   |                            | No     |
| <b>Appendix II: Scoring only</b> |                                 |          |  |                            |        |
| 25                               | III. Desirable/Undesirable      | 01       | Desirable/Undesirable form   |                            | Yes    |
|                                  |                                 | 02       | Site map indicating location of desirable/undesirable activity/characteristic with a key   |                            | Yes    |
|                                  |                                 | 03       | Color original or color copy pictures of each desirable/undesirable activity/characteristic  |                            | Yes    |
|                                  |                                 | 04       | Documentation of Exceptions of Undesirable Deductions from the Owner (or government source) of any undesirable condition detailing planned change and timeframe, if applicable   |                            | No     |
|                                  |                                 | 05       | Documentation evidencing the desirable activity/characteristic proposed on sites under construction  |                            | No     |
| 26                               | IV. Transportation              | 01       | Map showing location of the transit stop in relation to the proposed development   |                            | No     |
|                                  |                                 | 02       | Documentation from transit authority showing relevant bus route and schedule   |                            | No     |
| 27                               | V. Brownfield                   | 01       | Evidence of designation as a Brownfield site   |                            | No     |
|                                  |                                 | 02       | Opinion from attorney, PE or PG that property meets criteria for EPA No Further Action or Limitation of Liability letter, with steps and time line for obtaining the letter (receipt of letter required prior to issuance of forms 8609) |                            | No     |
|                                  |                                 | 03       | Proposed scope of work for cleanup of a site, if applicable  |                            | No     |
|                                  |                                 | 04       | Detailed budget for clean up, if applicable  |                            | No     |
|                                  |                                 | 05       | Timeline for clean up, if applicable   |                            | No     |

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| 28      | VI. Sustainable Developments | Section A-1                     | 01   | 01 Copy of Executed Earthcraft Communities Memorandum of Participation for the development where the site is located  | No  |    |
|         |                              |                                 | 02   | 02 If Memorandum is unsigned by Applicant, provide a narrative as to how the Memorandum is applicable to the project  | No  |    |
|         |                              | Section A-2                     | 03   | 03 Draft scoring worksheet including minimum score under the program to qualify for the designation and comments from the Design Review   | No  |    |
|         |                              |                                 | 04   | 04 Site Analysis Packet (provided at Pre-Application)   |   |    |
|         | Section B                    | 02                              | 01 Draft scoring worksheet including minimum score under the program to qualify for the designation and master site plan for the development | No  |   |    |
|         |                              | 03                              | 02 Documentation of the project's registration in the LEED database  | No  |   |    |
| 29      | VII. Stable Communities      | Section A                       | 01   | Each page of FFIEC census demonstrating project meets requirements for point category   | Yes   |    |
|         |                              | Section B-1                     | 02   | 01 Copy of the Statutory Redevelopment Plan   | No  |    |
|         | 02                           |                                 | 02 Website address for information on Statutory Plan   | No  |   |    |
|         | 03                           |                                 | 03 Copy of Resolution(s) adopting the Statutory Plan according to requirements of the statute  | No  |   |    |
|         | 04                           |                                 | 04 Documentation of Public Hearing and Publication as required by statute  | No  |   |    |
|         | 05                           |                                 | 05 Documentation that Statutory Plan is current, ongoing and directly affects the site   | No  |   |    |
|         | Section B-2                  | 03                              | 01 Copy of the community revitalization plan or web link to related information is located   | No  |   |    |
|         |                              | 02                              | 02 Copy of Resolution adopting the State Enterprise Zone   | No  |   |    |
|         |                              | 03                              | 03 Documentation evidencing that the proposed site is located in a QCT   | No  |   |    |
|         | Section B-3                  | 04                              | 01 The DCA Neighborhood Redevelopment Certification Form   | No  |   |    |
|         |                              | 02                              | 02 Documentation of the process the government used for developing and adopting the Local Redevelopment Plan                                 | No  |   |    |
|         |                              | 03                              | 03 Details regarding community input and public hearing held prior to adoption of the Local Redevelopment Plan                               | No  |   |    |
|         |                              | 04                              | 04 A copy of the entire Local Redevelopment Plan   | No  |   |    |
|         |                              | 05                              | 05 Evidence of adoption of the Local Redevelopment Plan  | No  |   |    |
|         |                              | 06                              | 06 Map of area targeted by the Local Redevelopment Plan that indicates the subject site  | No  |   |    |
|         | 30                           | VIII. Phased/ Previous Projects | Section A  | 01  | 01 Documentation of the Public Housing Authority's Master Plan for redevelopment  | No |
|         |                              |                                 | Section B  | 02  | 02 Site control documented in Appendix I Sec. VIII must include evidence that entire site including one or more phases that received an allocation of 9% tax credits within the past 3 funding rounds | No |
|         |                              | 02                              |  | 02 If applicable, a legible street map indicating the subject site and the boundary for a 2 mile radius in all directions and a 10 mile radius in all directions for Urban or Rural projects respectively | No  |    |
| 31      | X. Ownership                 | 01                              | 01 If applicable, a viable homeownership strategy for residents who inhabit the units before the end of the Compliance Period                | No  |   |    |
| 32      | XI. Nonprofit                | 01                              | 01 DCA Nonprofit Assessment Form   | No  |   |    |
|         |                              | 02                              | 02 Copy of organization's publicly available federal form 990  | No  |   |    |
|         |                              | 03                              | 03 Most recent annual audit completed by an independent auditor  | No  |   |    |
|         |                              | 04                              | 04 Service commitments, if applicable  | No  |   |    |
| 33      | XIII. Community Initiatives  | 01                              | 01 Letter from official representative of eligible DCA Georgia Initiative for Community Housing or DCA Community of Opportunity              | No  |   |    |

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| 34      | XIV. Leveraging              | Section C   | 01  | Commitment of funds for offsite improvement  |  | No  |
|         |                              |             | 02  | Detailed source of funds   |  | No  |
|         |                              |             | 03  | Amount of investment   |  | No  |
|         |                              |             | 04  | Timeline for completion  |  | No  |
|         |                              |             | 05  | Description and location of improvements on a legible site map   |  | No  |
|         |                              |             | 06  | Narrative that includes benefit specific to the tenant base  |  | No  |
|         |                              |             | 07  | For historic tax credits only, a copy of the GA DNR-HPD and NPS approved Part1, Part 2 and the GA approved Part A                        |  | No  |
| 35      | XV. Superior Project Concept | Section A   | 01  | 01 Innovative Project Concept and Design Narrative from Core Application Tab IX-B, if applicable   |  | No  |
|         |                              |             |   | 02 Staffing and Organizational Plan  |  | No  |
|         |                              |             |   | 03 Description of how the measurable benefit for the innovation will be tracked  |  | No  |
|         |                              |             |   | 04 Case studies, white papers or other analysis in support of approach   |  | No  |
|         |                              |             |   | 05 Commitment for operating subsidy, if applicable   |  | No  |
|         |                              |             |   | 06 Other documents that support the ranking factors  |  | No  |
|         |                              | Section B   | 02  | 01 Narrative, written and signed by Local Government representative on appropriate letterhead  |  | No  |
|         |                              |             |   | 02 Copy of strategic initiative along with authorizing documentation for implementation of the plan, if any                              |  | No  |
| 36      | XVI. Supportive Housing      | Section B   | 01  | Commitment for PBRA executed by authorized regulatory agency   |  | Yes |
|         |                              |             | 02  | Administrative Plan or evidence of HUD review and approval of proposed preference  |  | No  |
| 37      | XVII. Historic Preservation  | Section A   | 01  | Documentation on the previous use of the building  |  | No  |
|         |                              |             | 02  | Documentation of whether or not the building is occupied   |  | No  |
|         |                              |             | 03  | Narrative of how the (specific) building(s) will be reused   |  | No  |
|         |                              |             | Section A&B   | 04   | Copy of GA DNR-HPD and NPS approved Part 1- Evaluation of Significance |     |
| 38      | XVIII. Preservation          | Section A-2 | 01  | 01 Partnership's tax returns for the first and last years in which credits were claimed, along with appropriate IRS forms 8609 attached. |  | No  |
|         |                              |             |   | 02 Legal opinion that project will meet 15 year compliance period requirements specified   |  | No  |
|         |                              | Section B-3 | 02  | 01 Project rent rolls for each month (December 2012 through May 2013) that indicates each occupied and vacant unit                       |  | No  |
|         |                              |             | 02  | Legal opinion, with supporting IRS documentation, verifying the date the Compliance Period began   |  | No  |
|         |                              | Section B-4 | 02  | Legal opinion, with supporting IRS documentation, verifying the date the Compliance Period began   |  | No  |
|         |                              |             | 03  | Copy of the school's Georgia Education Scoreboard (see QAP for website)  |  | No  |
|         | Section B-6                  | 04          | Documentation showing that the property is within the attendance zone of the high-performing school |  | No   |     |

39 Additional - Specify Other Necessary Documents Not Listed in Sections Above

| QAP Sect or Manual | Sub-Section | Item Nbr | Assign Form Nbr (if multiple documents for same Item Nbr) and/or Name |  |
|--------------------|-------------|----------|---|--|
|                    |             | 01       |   |  |
|                    |             | 02       |   |  |
|                    |             | 03       |   |  |
|                    |             | 04       |   |  |
|                    |             | 05       |   |  |
|                    |             | 06       |   |  |
|                    |             | 07       |   |  |
|                    |             | 08       |   |  |
|                    |             | 09       |   |  |
|                    |             | 10       |   |  |

**Project Narrative**  
Providence at Parkway Village  
Fairburn, Fulton County

Developer / Sponsor - The Benoit Group, LLC

Units - 150

Location - 5095 Southwood Road, Fairburn, Fulton County, Georgia 30213

**PROJECT DESCRIPTION**

The Benoit Group Development Company is working with the Housing Authority of Fulton County, ANDP, and the City of Union City to build Providence at Parkway Village, a 150-unit independent senior development to be built on approximately 9.991 acres. The project will utilize Replacement Housing Funds and HOME Funds as a source of financing for the project. The tax credit equity will be used to finance the development in conjunction with a HUD 221d4 loan. Retail and commercial establishments are the predominate land use in the site's immediate area, which include a grocery store, fast food restaurants, automotive related businesses, banks, offices and consumer goods. Each rental unit will include washer and dryer connections, central heating and air, ceiling fans, a dishwasher and garbage disposal, energy star appliances and lighting, nine foot ceilings, crown molding and carpeting.

The project will improve and meet the increasing rental housing needs for many seniors in the community. The new housing units will reach multiple affordability components utilizing the Georgia Department of Community Affairs Low Income Housing Tax Credit Program, Tax Exempt Bond Financing as well as Project Based Rental Assistance (PBRA) through the Housing Authority of Fulton County. Each resident will have their choice of 1BR/1BA (110 units) or 2B/2BA (40 units) with various amenities.

The projected total development cost for the proposed project is approximately \$16,810,322. This transaction also will follow and meet the requirements of the WBE/MBE/DBE program and Section 3.

**ENERGY EFFICIENCY**

Since this is a Department of Community Affairs Tax Credit project we will install "Energy Star" lighting, appliances and ceiling fans, low flow plumbing fixtures, R-38 attic insulation in the attic, and higher than normal rated insulation in the walls and ceilings.

**SECURITY, SAFETY, PRIVACY**

Because safety and security is a concern for senior residents, Providence at Parkway Village will focus on some of the exterior amenities including card-reader access into the building, and security system with approximately 9 cameras. We will work with Greystone Power to prepare a lighting layout that will illuminate sidewalks, amenities and parking areas.

**ACCESSIBILITY**

Per the DCA guidelines, the project will be required to have 5% of the units to be fully equipped for the mobility disabled, and 2% of the units will be adaptable units with hearing and impaired devices in case of an emergency.

**FINANCIAL SOURCES**

Senior Debt \$8,536,085  
Federal Tax Credit Equity \$4,511,412  
State Tax Credit Equity \$1,535,139  
Owner's Equity/DDF \$777,686  
HA Soft Loan - RHF \$700,000  
Fulton County HOME Loan \$750,000  
Total Sources: \$16,810,322

Rents will be affordable to seniors who earn at or below 60% of the area median income for 50 units, 10 ACC units will be administered by the Housing Authority of Fulton County and the remaining 90 units are Project Based Rental Assisted units administered by the Atlanta Housing Authority.

**Project Narrative**  
Providence at Parkway Village  
Fairburn, Fulton County

SENIOR SERVICES

The Project will offer a variety of services to residents on-site. These services will include the following: planned social and recreational activities and semi-monthly classes like arts and crafts, computer training, and exercise.

PROPOSED UNIT AMENITIES AND PROJECT AMENITIES

- X Range
- X Refrigerator
- X Dishwasher
- X Disposal
- X Air Conditioning (Central)
- X Air Conditioning (Wall)
- X Carpeting
- X Washer/Dryer
- X Window Coverings
- X Ceiling Fan
- X Intercom System
- X Security System/Card Access
- X Community Room
- X Exercise Room
- X Job/Bike/Walking Trail
- X Picnic Area
- X On Site Management
- X Leasing Office
- X Elevators
- X 9 foot Ceilings
- X Computer Center
  
- X Benches, outdoor porches, and Multiple Sitting Areas
- X Picnic Areas
- X Ceiling Fans
- X Picnic Area
- X Vinyl Planck Flooring

The Benoit Group, LLC is a privately owned full service real estate development firm specializing in delivering high quality, amenity-rich, and service-oriented housing solutions to the affordable, elderly, and market-rate housing sectors throughout the United States.

**Project Narrative**  
Providence at Parkway Village  
Fairburn, Fulton County

**PART ONE - PROJECT INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton 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.

DCA Use - Project Nbr:  
2013-0

**I. DCA RESOURCES**

|  |    |         |
|--|----|---------|
| LIHTC (auto-filled based on later entries) | \$ | 479,731 |
| DCA HOME (amount from Consent Form)        | \$ | -       |

**II. TYPE OF APPLICATION**

|                             |
|-----------------------------|
| Tax Exempt Bond / 4% credit |
|-----------------------------|

**Pre-Application Number** (if applicable)  
 Have any changes occurred in the project since pre-application?

|                   |
|-------------------|
| 13-502            |
| Yes - see Comment |

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

|              |                                 |       |            |             |                            |
|--------------|---------------------------------|-------|------------|-------------|----------------------------|
| Name         | Eddy Benoit, Jr.                |       |            | Title       | President                  |
| Address      | 5605 Glenridge Drive, Suite 100 |       |            | Direct Line | (678) 514-5901             |
| City         | Atlanta                         |       |            | Fax         | (678) 514-5919             |
| State        | GA                              | Zip+4 | 30342-1372 | Cellular    | (770) 329-3234             |
| Office Phone | (678) 514-5900                  | Ext.  |            | E-mail      | ebenoit@thebenoitgroup.com |

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

**IV. PROJECT LOCATION**

|                                   |                               |               |            |                                |                 |
|-----------------------------------|-------------------------------|---------------|------------|--------------------------------|-----------------|
| Project Name                      | Providence at Parkway Village |               |            | Phased Project?                | No              |
| Site Street Address (if known)    | 5095 Southwood Road           |               |            | Scattered Site?                | No              |
| Nearest Physical Street Address * |                               |               |            | If Yes, Number of Sites        |                 |
| City                              | Fairburn                      | 9-digit Zip** | 30213-2038 | Acreage                        | 9.9910          |
| Within City Limits?               | Yes                           | County        | Fulton     | Census Tract #                 | 103.01          |
| In USDA Rural Area?               | No                            | HUD SA:       | MSA        | Atlanta-Sandy Springs-Marietta | QCT? No DDA? No |

\* If street number unknown

Legislative Districts \*\*  
 If on boundary, other district:

|               |              |             |
|---------------|--------------|-------------|
| Congressional | State Senate | State House |
| 13            | 35           | 65          |

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

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

**Political Jurisdiction**

|                                |                   |       |                |               |         |   |
|--------------------------------|-------------------|-------|----------------|---------------|---------|---|
| Name of Chief Elected Official | Shirley Jackson   |       | Title          | Mayor Pro Tem | Website | <a href="http://www.unioncityga.org/">http://www.unioncityga.org/</a> |
| Address                        | 5047 Union Street |       |                |               | Email   | jcossey@unioncityga.org   |
| Zip+4                          | 30291-1455        | Phone | (770) 964-2288 |               | City    | Union City  |
|                                |                   |       |                |               | Fax     | (770) 306-6861  |

**V. PROJECT DESCRIPTION**

**PART ONE - PROJECT INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

A. Mixed Use

|    |
|----|
| No |
|----|

B. Type of Construction:

New Construction

|     |
|-----|
| 150 |
|-----|

Substantial Rehabilitation

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

Acquisition/Rehabilitation

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

----->

Adaptive Reuse

Historic Rehab

For Acquisition/Rehabilitation, date of original construction:

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

**PART ONE - PROJECT INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**C. Unit Breakdown**

|                                       | # of PBRA<br>Units |    |
|---------------------------------------|--------------------|----|
| Number of Low Income Units            | 150                |    |
| Number of 50% Units                   | 10                 |    |
| Number of 60% Units                   | 140                | 90 |
| Number of Unrestricted (Market) Units |                    |    |
| Total Residential Units               | 150                |    |
| Common Space Units                    |                    |    |
| Total Units                           | 150                |    |

**D. Unit Area**

|  |         |
|--|---------|
| Total Low Income Residential Square Footage            | 115,858 |
| Total Unrestricted (Market) Residential Square Footage |         |
| Total Residential Square Footage                       | 115,858 |
| Total Common Space Square Footage from Units           |         |
| Total Square Footage from Units                        | 115,858 |

**E. Buildings**

|                                     |   |
|-------------------------------------|---|
| Number of Residential Buildings     | 2 |
| Number of Non-Residential Buildings |   |
| Total Number of Buildings           | 2 |

|  |         |
|--|---------|
| Total Common Area Square Footage from Nonresidential areas | 31,369  |
| Total Square Footage                                       | 147,227 |

**F. Total Residential Parking Spaces (min 1.5 per unit)**

150

**VI. TENANCY CHARACTERISTICS**

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

Elderly

If Other, specify:

**B. Mobility Impaired**

Nbr of Units Equipped: 8

% of Total Units 5.3%

**C. Sight / Hearing Impaired**

Nbr of Units Equipped: 3

% of Total Units 2.0%

**D. Special Needs Units**

Nbr of Units:

% of Total Units

**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 No

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No Rural No Preservation No

**B. HOME:**

CHDO No (must be pre-qualified by DCA as CHDO)

**PART ONE - PROJECT INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**IX. TAX EXEMPT BOND FINANCED PROJECT**

|                       |                              |       |                |             |                |                      |                   |  |  |
|-----------------------|------------------------------|-------|----------------|-------------|----------------|----------------------|-------------------|--|--|
| Issuer:               | Union City Housing Authority |       |                |             |                | Inducement Date:     | September 5, 2012 |  |  |
| Office Street Address | 5047 Union Street            |       |                |             |                | Applicable QAP:      | 2013              |  |  |
| City                  | Union City                   | State | GA             | Zip+4       | 30291-1455     |                      |                   |  |  |
| Contact Name          | Sandra Strozier              | Title | President      |             | E-mail         | sstrozier@numail.org |                   |  |  |
| 10-Digit Office Phone | (770) 683-8237               | Fax   | (770) 253-0030 | Direct line | (770) 683-8237 | Cellular             |                   |  |  |

**PART ONE - PROJECT INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**X. 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 | Project Participant | Name of Project |
|---------------------|-----------------|---------------------|-----------------|
| Eddy Benoit         | Allen Road (9%) | 6                   |                 |
| 2                   |                 | 7                   |                 |
| 3                   |                 | 8                   |                 |
| 4                   |                 | 9                   |                 |
| 5                   |                 | 10                  |                 |

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

| Project Participant | Name of Project | Project Participant | Name of Project |
|---------------------|-----------------|---------------------|-----------------|
| 1                   |                 | 6                   |                 |
| 2                   |                 | 7                   |                 |
| 3                   |                 | 8                   |                 |
| 4                   |                 | 9                   |                 |
| 5                   |                 | 10                  |                 |

**XI. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**XII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

|  |   |   |   |
|--|---|---|---|
| Is proposed project part of a local public housing replacement program?                |   | <input type="text" value="Yes"/>                |   |
| Number of Public Housing Units reserved and rented to public housing tenants:          |   | <input type="text" value="10"/>                 | % of Total Residential Units <input type="text" value="7%"/>  |
| Nbr of Units Reserved and Rented to PHA Tenants w/ PBRA or Households on Waiting List: |   | <input type="text" value="90"/>                 | % of Total Residential Units <input type="text" value="60%"/> |
| Local PHA  | <input type="text" value="Housing Authority of Fulton County"/> |   | Contact <input type="text" value="Falecia Stewart"/>          |
| Street Address   | <input type="text" value="4273 Wendell Drive, SW"/>             |   | Email <input type="text" value="fstewart@hafc.org"/>          |
| City   | <input type="text" value="Atlanta"/>                            | Zip+4 <input type="text" value="30336-1632"/>   | Direct line <input type="text" value="(404) 588-4986"/>       |
| Area Code / Phone  | <input type="text" value="(404) 588-4986"/>                     | Fax <input type="text" value="(404) 472-3484"/> | Cellular <input type="text" value="(678) 773-6598"/>          |

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

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

**C. Is there a Tenant Ownership Plan?**

**D. Is the Project Currently Occupied?**  If Yes ----->:

|                      |                      |
|----------------------|----------------------|
| Total Existing Units | <input type="text"/> |
| Number Occupied      | <input type="text"/> |
| % Existing Occupied  | <input type="text"/> |

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

|  |                                 |                              |                                  |
|--|---------------------------------|------------------------------|----------------------------------|
| Amenities?   | <input type="text" value="No"/> | Noise Waiver?                | <input type="text" value="No"/>  |
| Architectural Standards?   | <input type="text" value="No"/> | Qualification Determination? | <input type="text" value="Yes"/> |
| Sustainable Communities Site Analysis Packet or Feasibility study? | <input type="text" value="No"/> | Payment & Performance Bond?  | <input type="text" value="No"/>  |
| HOME Consent?  | <input type="text" value="No"/> | Other (specify):             | <input type="text" value=""/>    |
| Operating Expense?   | <input type="text" value="No"/> | If Yes, new Limit is ----->: | <input type="text"/>             |
| Per Unit Cost Limitation Waiver Request?                           | <input type="text" value="No"/> | If Yes, new Limit is ----->: | <input type="text"/>             |

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

|                  |  |
|------------------|--|
| Acquisition      | <input type="text"/>                       |
| Rehab            | <input type="text"/>                       |
| New Construction | <input type="text" value="April 1, 2015"/> |

**XIII. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

|   |  |   |
|---|--|---|
| TBG Providence, LP<br>Office Street Address<br>City<br>State<br>10-Digit Office Phone / Ext.<br>(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890) | Name of Principal<br>Title of Principal<br>Direct line<br>Cellular<br>E-mail | Eddy Benoit, Jr.<br>Manager<br>(678) 514-5901<br>(770) 329-3234<br>ebenoit@thebenoitgroup.com |
| 5605 Glenridge Drive, Suite 100<br>Atlanta<br>GA<br>(678) 514-5900  | Fed Tax ID:<br>Census Tract<br>Fax<br>HQ Congressional District *            | 30342-1365<br>101.13<br>(678) 514-5919<br>6   |

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

|  |  |   |
|--|--|---|
| TBG Providence GP, LLC<br>Office Street Address<br>City<br>State<br>10-Digit Office Phone / Ext. | Name of Principal<br>Title of Principal<br>Direct line<br>Cellular<br>E-mail | Eddy Benoit, Jr.<br>Manager<br>(678) 514-5901<br>(770) 329-3234<br>ebenoit@thebenoitgroup.com |
| 5605 Glenridge Drive, Suite 100<br>Atlanta<br>GA<br>(678) 514-5900                               | HQ Congressional District *<br>Fax<br>(678) 514-5919                         | 30342-1365<br>6   |

**b. Other General Partner**

|  |  |  |
|--|--|--|
| Housing Authority of Fulton County<br>Office Street Address<br>City<br>State<br>10-Digit Office Phone / Ext. | Name of Principal<br>Title of Principal<br>Direct line<br>Cellular<br>E-mail | Falecia Stewart<br>Executive Director<br>(404) 588-4986<br>(678) 773-6598<br>fstewart@hafc.org |
| 4273 Wendell Drive, SW<br>Atlanta<br>GA<br>(404) 588-4986  | Fax<br>(404) 472-3484  | 30336-1632   |

**c. Other General Partner**

|  |  |  |
|--|--|--|
| Atlanta Neighborhood Development Partnership, Inc.<br>Office Street Address<br>City<br>State<br>10-Digit Office Phone / Ext. | Name of Principal<br>Title of Principal<br>Direct line<br>Cellular<br>E-mail | Tayani Suma<br>Dir. of Housing Developmen<br>(404) 522-2637<br>(404) 788-1565<br>tsuma@andpi.org |
| 235 Peachtree Street, NE, Suite 2000 - 20th Floor<br>Atlanta<br>GA<br>(404) 522-2637   | Fax<br>(404) 523-4357  | 30303-1405   |

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

**a. Federal Limited Partner**

|   |  |   |
|---|--|---|
| PNC Real Estate<br>Office Street Address<br>City<br>State<br>10-Digit Office Phone / Ext. | Name of Principal<br>Title of Principal<br>Direct line<br>Cellular<br>E-mail | John Nunnery<br>Senior VP<br>(706) 653-9566<br>(706) 718-1278<br>john.nunnery@PNC.com |
| 500 West Jefferson Ave, Suite 2300<br>Louisville<br>KY<br>(706) 653-9566                  | Fax<br>(706) 653-9716  | 40202-0000  |

**b. State Limited Partner**

|   |  |   |
|---|--|---|
| PNC Real Estate<br>Office Street Address<br>City<br>State<br>10-Digit Office Phone / Ext. | Name of Principal<br>Title of Principal<br>Direct line<br>Cellular<br>E-mail | John Nunnery<br>Senior VP<br>(706) 653-9566<br>(706) 718-1278<br>john.nunnery@PNC.com |
| 500 West Jefferson Ave, Suite 2300<br>Louisville<br>KY<br>(706) 653-9566                  | Fax<br>(706) 653-9716  | 40202-0000  |

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**3. NONPROFIT SPONSOR**

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

**II. DEVELOPER(S)**

**A. DEVELOPER**

|                              |   |                    |                            |
|------------------------------|---|--------------------|----------------------------|
| Office Street Address        | The Benoit Group Development Company, LLC | Name of Principal  | Eddy Benoit, Jr.           |
| City                         | 5605 Glenridge Drive, Suite 100           | Title of Principal | Manager                    |
| State                        | Atlanta                                   | Direct line        | (678) 514-5901             |
| 10-Digit Office Phone / Ext. | GA Zip+4 30342-1372                       | Cellular           | (770) 329-3234             |
|                              | (678) 514-5900                            | Fax                | (678) 514-5919             |
|                              |   | E-mail             | ebenoit@thebenoitgroup.com |

**B. CO-DEVELOPER 1**

|                              |   |                    |                     |
|------------------------------|---|--------------------|---------------------|
| Office Street Address        | Atlanta Neighborhood Development Partners | Name of Principal  | John Callohan       |
| City                         | 235 Peachtree Street, NE                  | Title of Principal | President           |
| State                        | Atlanta                                   | Direct line        | (404) 420-1607      |
| 10-Digit Office Phone / Ext. | GA Zip+4 30303-0000                       | Cellular           | (404) 788-1565      |
|                              | (404) 420-1607                            | Fax                | (404) 523-4357      |
|                              |   | E-mail             | jcallohan@andpi.org |

**C. CO-DEVELOPER 2**

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

**D. DEVELOPMENT CONSULTANT**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

|                                   |  |       |  |                    |  |                |  |                |  |                          |  |
|-----------------------------------|--|-------|--|--------------------|--|----------------|--|----------------|--|--------------------------|--|
| Carter & Carter Construction, LLC |  |       |  | Name of Principal  |  | Collin Carter  |  |                |  |                          |  |
| 730 North Dean Road, Suite 200    |  |       |  | Title of Principal |  | President      |  |                |  |                          |  |
| Auburn                            |  |       |  | Direct line        |  | (334) 663-6846 |  |                |  |                          |  |
| AL                                |  | Zip+4 |  | 36830-4303         |  | Cellular       |  | (334) 663-6846 |  |                          |  |
| (334) 502-5411                    |  | 214   |  | Fax                |  | (334) 502-7649 |  | E-mail         |  | collin@carter-carter.net |  |

**C. MANAGEMENT COMPANY**

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

|                            |  |       |  |                    |  |                         |  |                |  |                          |  |
|----------------------------|--|-------|--|--------------------|--|-------------------------|--|----------------|--|--------------------------|--|
| Dorchester Management, LLC |  |       |  | Name of Principal  |  | Jan E. Roush            |  |                |  |                          |  |
| 110 East Center Street     |  |       |  | Title of Principal |  | Chief Executive Officer |  |                |  |                          |  |
| Carrollton                 |  |       |  | Direct line        |  | (404) 990-4110          |  |                |  |                          |  |
| GA                         |  | Zip+4 |  | 30117-3303         |  | Cellular                |  | (404) 483-6803 |  |                          |  |
| (404) 990-4110             |  |       |  | Fax                |  | (404) 990-4109          |  | E-mail         |  | lisa@roushproperties.com |  |

**D. ATTORNEY**

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

|                                      |  |       |  |                    |  |                       |  |                |  |                                 |  |
|--------------------------------------|--|-------|--|--------------------|--|-----------------------|--|----------------|--|---------------------------------|--|
| DLA Piper LLP                        |  |       |  | Name of Principal  |  | Elizabeth H. Friedgut |  |                |  |                                 |  |
| 203 North LaSalle Street, Suite 1900 |  |       |  | Title of Principal |  | Partner               |  |                |  |                                 |  |
| Chicago                              |  |       |  | Direct line        |  | (312) 368-2105        |  |                |  |                                 |  |
| IL                                   |  | Zip+4 |  | 60601-1293         |  | Cellular              |  | (312) 513-5385 |  |                                 |  |
| (312) 368-4000                       |  |       |  | Fax                |  | (312) 630-5341        |  | E-mail         |  | elizabeth.friedgut@dlapiper.com |  |

**E. ACCOUNTANT**

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

|                                |  |       |  |                    |  |                  |  |                |  |                          |  |
|--------------------------------|--|-------|--|--------------------|--|------------------|--|----------------|--|--------------------------|--|
| Cohn Reznick                   |  |       |  | Name of Principal  |  | Timothy Kemper   |  |                |  |                          |  |
| 3560 Lenox Road NE, Suite 2800 |  |       |  | Title of Principal |  | Managing Partner |  |                |  |                          |  |
| Atlanta                        |  |       |  | Direct line        |  | (404) 847-7979   |  |                |  |                          |  |
| GA                             |  | Zip+4 |  | 30326-4276         |  | Cellular         |  | (678) 576-0400 |  |                          |  |
| (404) 847-9447                 |  |       |  | Fax                |  | (404) 847-7678   |  | E-mail         |  | t.kemper@cohnreznick.com |  |

**F. ARCHITECT**

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

|                              |  |       |  |                    |  |                  |  |                |  |                        |  |
|------------------------------|--|-------|--|--------------------|--|------------------|--|----------------|--|------------------------|--|
| Martin Riley and Associates  |  |       |  | Name of Principal  |  | Michael T. Riley |  |                |  |                        |  |
| 215 Church Street, Suite 200 |  |       |  | Title of Principal |  | Architect        |  |                |  |                        |  |
| Decatur                      |  |       |  | Direct line        |  | (404) 373-2888   |  |                |  |                        |  |
| GA                           |  | Zip+4 |  | 30030-0000         |  | Cellular         |  | (404) 290-3390 |  |                        |  |
| (404) 373-2800               |  | 230   |  | Fax                |  | (404) 373-2888   |  | E-mail         |  | mriley@martinriley.com |  |

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

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

| Participant  | 1. Has this entity withdrawn or been involuntarily removed from a HOME or LIHTC project since Jan 1, 2002 (Y/N)? If Y, attach explanation. | 2. Is this entity a MBE/WBE? | 3. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)? If yes, attach explanation. | 4. Does this entity have an identity of interest with any other entity in this chart? If yes, attach explanation. | 5. Does this entity have an identity of interest with any member, officer, or employee of DCA? If yes, attach explanation. | 6. Has this entity ever been debarred or suspended from any local, state, or federal housing program? If yes, attach explanation. | 7. Applicable Organizational Type (For Profit, Nonprofit, CHDO) | 8. Project Ownership Percentage |
|--------------|--|------------------------------|---|---|--|---|---|---------------------------------|
| Manage GP    | No   | Yes                          | No  | Yes   | No   | No  | For Profit  | 0.0100%                         |
| Other GP1    | No   | No                           | No  | No  | No   | No  | Nonprofit   | 0.0000%                         |
| Other GP2    | No   | No                           | No  | No  | No   | No  | Nonprofit   | 0.0000%                         |
| Federal LP   | No   | No                           | No  | No  | No   | No  | Nonprofit   | 98.9900%                        |
| State LP     | No   | No                           | No  | No  | No   | No  | For Profit  | 1.0000%                         |
| NP Sponsor   |  |                              |   |   |  |   |   |                                 |
| Developer    | No   | Yes                          | No  | Yes   | No   | No  | For Profit  | 0.0000%                         |
| Co-Develpr 1 |  |                              |   |   |  |   |   |                                 |
| Co-Develpr 2 |  |                              |   |   |  |   |   |                                 |
| Ownr Consult |  |                              |   |   |  |   |   |                                 |
| Dev Consult  |  |                              |   |   |  |   |   |                                 |
| Contractor   | No   | No                           | No  | No  | No   | No  | For Profit  | 0.0000%                         |
| Mgt Co       | No   | Yes                          | No  | No  | No   | No  | For Profit  | 0.0000%                         |
| <b>Total</b> |  |                              |   |   |  |   |   | <b>100.0000%</b>                |

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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

**PART THREE - SOURCES OF FUNDS - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

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

|                              |                  |                              |  |                              |   |
|------------------------------|------------------|------------------------------|--|------------------------------|---|
| <input type="checkbox"/> Yes | Tax Credits      | <input type="checkbox"/> No  | DCA HOME* --> amt from DCA Consent Ltr: <input type="text"/> | <input type="checkbox"/> No  | McKinney-Vento Homeless                 |
| <input type="checkbox"/> Yes | Tax Exempt Bonds | <input type="checkbox"/> No  | FHLB / AHP *   | <input type="checkbox"/> No  | CHOICE Neighborhoods                    |
| <input type="checkbox"/> No  | Taxable Bonds    | <input type="checkbox"/> Yes | Other HOME*  | <input type="checkbox"/> No  | FHA Risk Share                          |
| <input type="checkbox"/> No  | USDA 515         | <input type="checkbox"/> No  | USDA 538   | <input type="checkbox"/> No  | CDBG                                    |
|                              |                  |                              |  | <input type="checkbox"/> Yes | Section 8 PBRA                          |
|                              |                  |                              |  | <input type="checkbox"/> Yes | Other - Replacement Housing Funds (RHF) |

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

**II. CONSTRUCTION FINANCING**

| Financing Type  | Name of Financing Entity                 | Amount                             | Effective Interest Rate | Term (In Months) |
|---|--|------------------------------------|-------------------------|------------------|
| Mortgage A  | Beech Street Capital/HUD                 | 5,712,089                          | 5.000%                  | 16               |
| Mortgage B  |  |                                    |                         |                  |
| Mortgage C  |  |                                    |                         |                  |
| Federal Grant   |  |                                    |                         |                  |
| State, Local, or Private Grant                                    |  |                                    |                         |                  |
| Deferred Developer Fees   |  | -                                  |                         |                  |
| Federal Housing Credit Equity                                     | Federal Tax Credit Equity                | 4,060,271                          |                         |                  |
| State Housing Credit Equity                                       | State Tax Credit Equity                  | 1,381,625                          |                         |                  |
| Other Type (specify)  | Housing Authority of Fulton County (RHF) | Housing Authority of Fulton County | 700,000                 |                  |
| Other Type (specify)  | Fulton County HOME Loan                  | Fulton County HOME Loan            | 750,000                 |                  |
| Other Type (specify)  |  |                                    |                         |                  |
| <b>Total Construction Financing:</b>                              |  | <b>12,603,985</b>                  |                         |                  |
| Total Construction Period Costs from Development Budget:          |  | <b>12,603,985</b>                  |                         |                  |
| Surplus / (Shortage) of Construction funds to Construction costs: |  | <b>0</b>                           |                         |                  |

**PART THREE - SOURCES OF FUNDS - 2013-0 Providence at Parkway Village, Fairburn, Fulton 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  | Target DCR |
|--|------------------------------------|-------------------|--------------------|--------------|----------------|---------------------------------|------------|------------|
| Mortgage A (Lien Position 1)                                       | Beech Street Capital/FHA           | 8,536,085         | 5.000%             | 18           | 40             | 493,929                         | Amortizing | n/a        |
| Mortgage B (Lien Position 2)                                       | Housing Authority of Fulton County | 700,000           | 1.000%             | 18           | 45             |                                 | Cash Flow  | n/a        |
| Mortgage C (Lien Position 3)                                       | Fulton County HOME Loan            | 750,000           | 2.000%             | 18           | 40             |                                 | Cash Flow  | n/a        |
| Other:   |                                    | 0                 | 0.000%             | 0            | 0              |                                 |            |            |
| Foundation or charity funding*                                     |                                    |                   |                    |              |                |                                 |            |            |
| Deferred Devlpr Fee 43.20%   |                                    | 777,686           | 0.000%             | 0            | 0              |                                 | Cash Flow  |            |
| Federal Grant  |                                    |                   |                    |              |                |                                 |            |            |
| State, Local, or Private Grant                                     |                                    |                   |                    |              |                |                                 |            |            |
| Federal Housing Credit Equity                                      |                                    | 4,511,412         | 4,557,440          |              |                | -46,027.75                      | TC Equity  | % of TDC   |
| State Housing Credit Equity  |                                    | 1,535,139         | 1,535,138          |              |                | 1.40                            |            | 27%        |
| Historic Credit Equity   |                                    |                   |                    |              |                |                                 |            | 9%         |
| Invstmt Earnings: T-E Bonds  |                                    |                   |                    |              |                |                                 |            | 36%        |
| Invstmt Earnings: Taxable Bonds                                    |                                    |                   |                    |              |                |                                 |            |            |
| Income from Operations   |                                    |                   |                    |              |                |                                 |            |            |
| Other:   |                                    |                   |                    |              |                |                                 |            |            |
| Other:   |                                    |                   |                    |              |                |                                 |            |            |
| Other:   |                                    |                   |                    |              |                |                                 |            |            |
| <b>Total Permanent Financing:</b>                                  |                                    | <b>16,810,322</b> |                    |              |                |                                 |            |            |
| <b>Total Development Costs from Development Budget:</b>            |                                    | <b>16,810,322</b> |                    |              |                |                                 |            |            |
| <b>Surplus/(Shortage) of Permanent funds to development costs:</b> |                                    | <b>0</b>          |                    |              |                |                                 |            |            |

\*Foundation or charity funding to cover costs exceeding DCA cost limit.

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

**IV. DCA COMMENTS - DCA USE ONLY**

|   |  |
|---|--|
| <p>(note - iii. Surplus/shortage of perm funds must be 0.</p> |  |
|---|--|

PART FOUR - USES OF FUNDS - 2013-0 Providence at Parkway Village, Fairburn, Fulton County

I. DEVELOPMENT BUDGET

|  | TOTAL COST       | New Construction Basis   | Acquisition Basis  | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
|--|------------------|--------------------------|--------------------|----------------------|--------------------------------------|--------------------------------------|---------|--------------------------|--------------------|--|--|---------------|-------|-----------------------|-----------------|--|--|
| <b>PRE-DEVELOPMENT COSTS</b>   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Property Appraisal   | -                |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Market Study   | 8,000            | 8,000                    |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Environmental Report(s)  | 11,500           | 11,500                   |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Soil Borings   | 10,000           | 10,000                   |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Boundary and Topographical Survey  | 15,000           | 15,000                   |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Zoning/Site Plan Fees  | -                | -                        |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Other: A/E Cost Review   | 13,960           | 13,960                   |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Other: HUD Appraisal, HUD Market Study, HUD Phase I  | 22,750           | 22,750                   |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Other: Travel and Pursuit  | 1,500            | -                        |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>Subtotal</b>  | <b>82,710</b>    | <b>81,210</b>            | <b>-</b>           | <b>-</b>             | <b>-</b>                             |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>ACQUISITION</b>   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Land   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Site Demolition  |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Acquisition Legal Fees (if existing structures)  |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Existing Structures  |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>Subtotal</b>  | <b>-</b>         | <b>-</b>                 | <b>-</b>           | <b>-</b>             | <b>-</b>                             |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>LAND IMPROVEMENTS</b>   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Site Construction (On-site)  | 1,242,695        | 1,242,695                |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Site Construction (Off-site)   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>Subtotal</b>  | <b>1,242,695</b> | <b>1,242,695</b>         | <b>-</b>           | <b>-</b>             | <b>-</b>                             |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>STRUCTURES</b>  |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Residential Structures - New Construction  | 8,453,225        | 8,453,225                |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Residential Structures - Rehab   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Accessory Structures (ie. community building, maintenance building, etc.)  |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>Subtotal</b>  | <b>8,453,225</b> | <b>8,453,225</b>         | <b>-</b>           | <b>-</b>             | <b>-</b>                             |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>CONTRACTOR SERVICES</b>   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Builder Profit:  | 14.00%           |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Builder Overhead   | 6.00%            | 581,755                  | 581,755            |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| General Requirements*  | 2.00%            | 193,918                  | 193,918            |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
|  | 6.00%            | 581,755                  | 581,755            |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| *Refer to General Requirements policy in QAP   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>Subtotal</b>  | <b>1,357,428</b> | <b>1,357,428</b>         | <b>-</b>           | <b>-</b>             | <b>-</b>                             |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Other: <Enter detailed description here; use Comments section if needed>   |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <table border="1"> <tr> <td><b>Total Construction Hard Costs</b></td> <td>Average</td> <td>73,688.99 per Res'l unit</td> <td>73,688.99 per unit</td> <td></td> <td></td> </tr> <tr> <td>11,053,348.00</td> <td>TCHC:</td> <td>95.40 per Res'l sq ft</td> <td>95.40 per sq ft</td> <td></td> <td></td> </tr> </table> |                  |                          |                    |                      |                                      | <b>Total Construction Hard Costs</b> | Average | 73,688.99 per Res'l unit | 73,688.99 per unit |  |  | 11,053,348.00 | TCHC: | 95.40 per Res'l sq ft | 95.40 per sq ft |  |  |
| <b>Total Construction Hard Costs</b>   | Average          | 73,688.99 per Res'l unit | 73,688.99 per unit |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| 11,053,348.00  | TCHC:            | 95.40 per Res'l sq ft    | 95.40 per sq ft    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| <b>CONSTRUCTION CONTINGENCY</b>  |                  |                          |                    |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |
| Construction Contingency   | 4.3860%          | 484,796                  | 484,796            |                      |                                      |                                      |         |                          |                    |  |  |               |       |                       |                 |  |  |

PART FOUR - USES OF FUNDS - 2013-0 Providence at Parkway Village, Fairburn, Fulton County

I. DEVELOPMENT BUDGET

|   | TOTAL COST     | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
|---|----------------|------------------------|-------------------|----------------------|--------------------------------------|
| <b>CONSTRUCTION PERIOD FINANCING</b>                          |                |                        |                   |                      |                                      |
| Construction Loan Fee   |                |                        |                   |                      |                                      |
| Construction Loan Interest                                    | 465,136        | 338,679                |                   |                      |                                      |
| Construction Legal Fees                                       |                |                        |                   |                      |                                      |
| Construction Period Inspection Fees                           |                |                        |                   |                      |                                      |
| Construction Period Real Estate Tax                           |                |                        |                   |                      |                                      |
| Construction Insurance  |                |                        |                   |                      |                                      |
| Title and Recording Fees                                      | 58,835         | 58,835                 |                   |                      |                                      |
| Bridge Loan Fee and Bridge Loan Interest                      |                |                        |                   |                      |                                      |
| Payment and Performance bonds                                 |                |                        |                   |                      |                                      |
| Other: Independent Bank Inspector                             | 14,000         | 14,000                 |                   |                      |                                      |
| Other: Inducement Fee   | 9,038          | 9,038                  |                   |                      |                                      |
| <b>Subtotal</b>   | <b>547,009</b> | <b>420,552</b>         | <b>-</b>          | <b>-</b>             | <b>-</b>                             |
| <b>PROFESSIONAL SERVICES</b>                                  |                |                        |                   |                      |                                      |
| Architectural Fee - Design                                    | 296,136        | 296,136                |                   |                      |                                      |
| Architectural Fee - Supervision                               | 96,504         | 96,504                 |                   |                      |                                      |
| Green Building Consultant Fee Max: \$20,000                   |                |                        |                   |                      |                                      |
| Green Building Program Certification Fee (LEED or Earthcraft) | 30,000         | 30,000                 |                   |                      |                                      |
| Accessibility Inspections and Plan Review                     | 5,000          | 5,000                  |                   |                      |                                      |
| Construction Materials Testing                                | 35,000         | 35,000                 |                   |                      |                                      |
| Engineering   | 60,000         | 60,000                 |                   |                      |                                      |
| Real Estate Attorney  | 100,000        | 65,000                 |                   |                      |                                      |
| Accounting  | 12,500         | 12,500                 |                   |                      |                                      |
| As-Built Survey   | 10,000         | 10,000                 |                   |                      |                                      |
| Other: Landscape Design/Demolition and Asbestos               | 43,400         | 43,400                 |                   |                      |                                      |
| <b>Subtotal</b>   | <b>688,540</b> | <b>653,540</b>         | <b>-</b>          | <b>-</b>             | <b>-</b>                             |
| <b>LOCAL GOVERNMENT FEES</b>                                  |                |                        |                   |                      |                                      |
| Building Permits  | 32,500         | 32,500                 |                   |                      |                                      |
| Impact Fees   | 68,000         | 68,000                 |                   |                      |                                      |
| Water Tap Fees waived?  | 21,000         | 21,000                 |                   |                      |                                      |
| Sewer Tap Fees waived?  | 21,000         | 21,000                 |                   |                      |                                      |
| <b>Subtotal</b>   | <b>142,500</b> | <b>142,500</b>         | <b>-</b>          | <b>-</b>             | <b>-</b>                             |
| <b>PERMANENT FINANCING FEES</b>                               |                |                        |                   |                      |                                      |
| Permanent Loan Fees   |                |                        |                   |                      |                                      |
| Permanent Loan Legal Fees                                     |                |                        |                   |                      |                                      |
| Title and Recording Fees                                      | -              |                        |                   |                      |                                      |
| Bond Issuance Premium   | -              |                        |                   |                      |                                      |
| Cost of Issuance / Underwriter's Discount                     | 625,495        |                        |                   |                      |                                      |
| Other:  |                |                        |                   |                      |                                      |
| <b>Subtotal</b>   | <b>625,495</b> |                        |                   |                      | <b>-</b>                             |

PART FOUR - USES OF FUNDS - 2013-0 Providence at Parkway Village, Fairburn, Fulton County

I. DEVELOPMENT BUDGET

|  |                   | TOTAL COST        | New Construction Basis       | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
|--|-------------------|-------------------|------------------------------|-------------------|----------------------|--------------------------------------|
| <b>DCA-RELATED COSTS</b>   |                   |                   | <b>DCA-RELATED COSTS</b>     |                   |                      |                                      |
| DCA HOME Loan Pre-Application Fee  |                   | 2,000             |                              |                   |                      |                                      |
| Tax Credit Application Fee   |                   | 6,500             |                              |                   |                      |                                      |
| DCA Waiver and Pre-approval Fees   |                   |                   |                              |                   |                      |                                      |
| LIHTC Allocation Processing Fee  | 38,378            | 38,378            |                              |                   |                      |                                      |
| LIHTC Compliance Monitoring Fee  | 120,000           | 120,000           |                              |                   |                      |                                      |
| DCA Front End Analysis Fee (HOME, when ID of Interest)                   |                   |                   |                              |                   |                      |                                      |
| DCA Final Inspection Fee (Tax Credit only - no HOME)                     |                   |                   |                              |                   |                      |                                      |
| Other: Final Inspection  |                   | 3,000             |                              |                   |                      |                                      |
| Other: <Enter detailed description here; use Comments section if needed> |                   |                   |                              |                   |                      |                                      |
|  | <b>Subtotal</b>   | <b>169,878</b>    |                              |                   |                      | -                                    |
| <b>EQUITY COSTS</b>  |                   |                   | <b>EQUITY COSTS</b>          |                   |                      |                                      |
| Partnership Organization Fees  |                   |                   |                              |                   |                      |                                      |
| Tax Credit Legal Opinion   |                   |                   |                              |                   |                      |                                      |
| Syndicator Legal Fees  |                   |                   |                              |                   |                      |                                      |
| Other: Secondary Financing Orgination Fees & Closing Costs               |                   | 11,000            |                              |                   |                      |                                      |
|  | <b>Subtotal</b>   | <b>11,000</b>     |                              |                   |                      | -                                    |
| <b>DEVELOPER'S FEE</b>   |                   |                   | <b>DEVELOPER'S FEE</b>       |                   |                      |                                      |
| Developer's Overhead   | 0.000%            |                   |                              |                   |                      |                                      |
| Consultant's Fee   | 0.000%            |                   |                              |                   |                      |                                      |
| Developer's Profit   | 100.000%          | 1,800,000         | 1,800,000                    |                   |                      |                                      |
|  | <b>Subtotal</b>   | <b>1,800,000</b>  | <b>1,800,000</b>             | -                 | -                    | -                                    |
| <b>START-UP AND RESERVES</b>   |                   |                   | <b>START-UP AND RESERVES</b> |                   |                      |                                      |
| Marketing  |                   | 40,000            |                              |                   |                      |                                      |
| Rent-Up Reserves   | 200,217           | 150,163           |                              |                   |                      |                                      |
| Operating Deficit Reserve:   | 566,496           | 548,440           |                              |                   |                      |                                      |
| Replacement Reserve  |                   |                   |                              |                   |                      |                                      |
| Furniture, Fixtures and Equipment  | Avg Per Unit: 833 | 125,000           | 125,000                      |                   |                      |                                      |
| Other: Working Capital Escrow  |                   | 341,443           |                              |                   |                      |                                      |
|  | <b>Subtotal</b>   | <b>1,205,046</b>  | <b>125,000</b>               | -                 | -                    | -                                    |
| <b>OTHER COSTS</b>   |                   |                   | <b>OTHER COSTS</b>           |                   |                      |                                      |
| Relocation   |                   |                   |                              |                   |                      |                                      |
| Other:   |                   |                   |                              |                   |                      |                                      |
|  | <b>Subtotal</b>   | <b>-</b>          | -                            | -                 | -                    | -                                    |
| <b>TOTAL DEVELOPMENT COST</b>  |                   | <b>16,810,322</b> | <b>14,760,946</b>            | -                 | -                    | -                                    |
| <b>Average TDC Per:</b>  | <b>Unit:</b>      | 112,068.81        | <b>Square Foot:</b>          | 145.09            |                      |                                      |

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                    |

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) Type: <<Select>>  
 Adjusted Eligible Basis  
 Multiply Adjusted Eligible Basis by Applicable Fraction  
 Qualified Basis  
 Multiply Qualified Basis by Applicable Credit Percentage  
 Maximum Tax Credit Amount

Type: <<Select>>

|            |         |         |
|------------|---------|---------|
| 14,760,946 | 0       | 0       |
| 0          |         | 0       |
| 14,760,946 | 0       | 0       |
| 100.00%    |         |         |
| 14,760,946 | 0       | 0       |
| 100.00%    | 100.00% | 100.00% |
| 14,760,946 | 0       | 0       |
| 3.25%      |         |         |
| 479,731    | 0       | 0       |

Total Basis Method Tax Credit Calculation

479,731

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

Project Cost Limit (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

|            |   |   |            |  |
|------------|---|---|------------|--|
| 20,091,290 | If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: | If Historic Designation involved, indicate below (Y/N): |            |  |
| 16,810,322 |   |   |            |  |
| 9,986,085  |   |   |            |  |
| 6,824,237  | Funding Amount  | 0   | Hist Desig |  |

Equity Gap  
 Divide Equity Gap by 10  
 Annual Equity Required  
 Enter Final Federal and State Equity Factors (not including GP contribution)

|         |   |         |          |
|---------|---|---------|----------|
| / 10    |   |         |          |
| 682,424 |   | Federal | State    |
| 1.2700  | = | 0.9500  | + 0.3200 |
| 537,341 |   |         |          |

Total Gap Method Tax Credit Calculation

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

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

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

|         |
|---------|
| 479,731 |
| 479,731 |
| 479,731 |

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

**PART FIVE - UTILITY ALLOWANCES - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**DCA Utility Region for project: Middle**

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

|                                    |           |          |
|------------------------------------|-----------|----------|
| Housing Authority of Fulton County |           |          |
| February 1, 2013                   | Structure | 3+ Story |

| Utility                                     | Fuel                                    | Paid By (check one) |       | Tenant-Paid Utility Allowances by Unit Size (# Bdrms) |          |              |             |          |          |
|---|---|---------------------|-------|---|----------|--------------|-------------|----------|----------|
|   |   | Tenant              | Owner | Efficiency  | 1        | 2            | 3           | 4        |          |
| Heat  | Electric                                | X                   |       |   | 5.32     | 7.06         |             |          |          |
| Air Conditioning                            | Electric                                | X                   |       |   | 6.19     | 9.5          |             |          |          |
| Cooking                                     | Electric                                | X                   |       |   | 6.63     | 8.46         |             |          |          |
| Hot Water                                   | Electric                                | X                   |       |   | 13.52    | 18.31        |             |          |          |
| Lights                                      | Electric                                | X                   |       |   | 20.23    | 26.77        |             |          |          |
| Water & Sewer                               | Submetered? <input type="checkbox"/> No |                     | X     |   | 0        | 0            |             |          |          |
| Refuse Collection                           |   |                     | X     |   | 0        | 0            |             |          |          |
| <b>Total Utility Allowance by Unit Size</b> |   |                     |       |   | <b>0</b> | <b>51.89</b> | <b>70.1</b> | <b>0</b> | <b>0</b> |

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

|  |           |  |
|--|-----------|--|
|  |           |  |
|  | Structure |  |

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

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

**APPLICANT COMMENTS AND CLARIFICATIONS**

See attached utility allowance and survey completed by The Nelrod Company.

**DCA COMMENTS**



**PART SIX - PROJECTED REVENUES & EXPENSES - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**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.**

| Units:   |  |  | Efficiency   | 1BR | 2BR    | 3BR     | 4BR | Total |   |                         |
|--|--|--|--------------|-----|--------|---------|-----|-------|---|-------------------------|
| <b>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.</b> | Low-Income   | 60% AMI  | -            | 100 | 40     | -       | -   | 140   | (Includes manager units that are income restricted) |                         |
|  |  | 50% AMI  | -            | 10  | -      | -       | -   | 10    |   |                         |
|  |  | Total  | -            | 110 | 40     | -       | -   | 150   |   |                         |
|  | Unrestricted<br>Total Residential<br>Common Space<br>Total |  |              | -   | -      | -       | -   | -     | -   | (no rent to be charged) |
|  |  |  |              | -   | 110    | 40      | -   | -     | 150   |                         |
|  |  |  |              | -   | -      | -       | -   | -     | -   |                         |
|  | PBRA-Assisted<br>(included in LI above)                    | 60% AMI  | -            | 62  | 28     | -       | -   | 90    |   |                         |
|  |  | 50% AMI  | -            | -   | -      | -       | -   | -     |   |                         |
|  |  | Total  | -            | 62  | 28     | -       | -   | 90    |   |                         |
|  | PHA Operating Subsidy-Assisted<br>(included in LI above)   | 60% AMI  | -            | -   | -      | -       | -   | -     |   |                         |
|  |  | 50% AMI  | -            | 10  | -      | -       | -   | -     | 10  |                         |
|  |  | Total  | -            | 10  | -      | -       | -   | -     | 10  |                         |
|  | Type of Construction Activity                              | New Construction   | Low Inc      | -   | 110    | 40      | -   | -     | 150   |                         |
|  |  |  | Unrestricted | -   | -      | -       | -   | -     | -   |                         |
|  |  |  | Total + CS   | -   | 110    | 40      | -   | -     | 150   |                         |
| Acq/Rehab  |  | Low Inc  | -            | -   | -      | -       | -   | -     |   |                         |
|  |  | Unrestricted   | -            | -   | -      | -       | -   | -     |   |                         |
|  |  | Total + CS   | -            | -   | -      | -       | -   | -     |   |                         |
| Substantial Rehab<br>Only  |  | Low Inc  | -            | -   | -      | -       | -   | -     |   |                         |
|  |  | Unrestricted   | -            | -   | -      | -       | -   | -     |   |                         |
|  |  | Total + CS   | -            | -   | -      | -       | -   | -     |   |                         |
| Adaptive Reuse<br>Historic Rehab   |  |  |              |     |        |         |     |       |   |                         |
|  |  |  |              |     |        |         |     |       |   |                         |
| Building Type:   |  | Multifamily  |              | -   | 110    | 40      | -   | -     | 150   |                         |
|  |  |  | 1-Story      | -   | -      | -       | -   | -     | -   |                         |
|  |  |  | 2-Story      | -   | -      | -       | -   | -     | -   |                         |
|  |  |  | 2-Story Wlkp | -   | -      | -       | -   | -     | -   |                         |
|  | 3+-Story   |  | -            | 110 | 40     | -       | -   | 150   |   |                         |
|  | SF Detached<br>Townhome<br>Duplex<br>Manufactured home     |  | -            | -   | -      | -       | -   | -     |   |                         |
|  |  |  | -            | -   | -      | -       | -   | -     |   |                         |
|  |  |  | -            | -   | -      | -       | -   | -     |   |                         |
|  |  |  | -            | -   | -      | -       | -   | -     |   |                         |
|  |  |  | -            | -   | -      | -       | -   | -     |   |                         |
|  | Unit Square Footage:                                       | Low Income   | 60% AMI      | -   | 70,948 | 37,820  | -   | -     | 108,768   |                         |
|  |  |  | 50% AMI      | -   | 7,090  | -       | -   | -     | 7,090   |                         |
|  |  |  | Total        | -   | 78,038 | 37,820  | -   | -     | 115,858   |                         |
|  |  | Unrestricted<br>Total Residential<br>Common Space<br>Total |              | -   | -      | -       | -   | -     | -   |                         |
|  |  |  |              | -   | 78,038 | 37,820  | -   | -     | 115,858   |                         |
|  |  |  | -            | -   | -      | -       | -   | -     |   |                         |
|  | -  | 78,038   | 37,820       | -   | -      | 115,858 |     |       |   |                         |

**PART SIX - PROJECTED REVENUES & EXPENSES - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

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

**Ancillary Income** 25,631 Laundry, vending, app fees, etc. **Actual pct of PGI:** 2.00%

**Other Income (OI) by Year:**

| <i>Included in Mgt Fee:</i> | 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: Property Tax Exemption | 76,250 | 78,538 | 80,894 | 83,320 | 85,820 | 88,395 | 91,046 | 93,778 | 96,591 | 99,489 |
| Total OI NOT in Mgt Fee       | 76,250 | 78,538 | 80,894 | 83,320 | 85,820 | 88,395 | 91,046 | 93,778 | 96,591 | 99,489 |

| <i>Included in Mgt Fee:</i> | 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: Property Tax Exemption | 102,474 | 105,548 | 108,714 | 111,976 | 115,335 | 118,795 | 122,359 | 126,030 | 129,811 | 133,705 |
| Total OI NOT in Mgt Fee       | 102,474 | 105,548 | 108,714 | 111,976 | 115,335 | 118,795 | 122,359 | 126,030 | 129,811 | 133,705 |

| <i>Included in Mgt Fee:</i> | 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: Property Tax Exemption | 137,716 | 141,847 | 146,103 | 150,486 | 155,001 | 159,651 | 164,440 | 169,373 | 174,454 | 179,688 |
| Total OI NOT in Mgt Fee       | 137,716 | 141,847 | 146,103 | 150,486 | 155,001 | 159,651 | 164,440 | 169,373 | 174,454 | 179,688 |

**PART SIX - PROJECTED REVENUES & EXPENSES - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

|                                      |                |
|--------------------------------------|----------------|
| Management Salaries & Benefits       | 77,540         |
| Maintenance Salaries & Benefits      | 49,500         |
| Support Services Salaries & Benefits |                |
| Benefit and Payroll Taxes            | 30,460         |
| <b>Subtotal</b>                      | <b>157,500</b> |

**On-Site Office Costs**

|  |               |
|--|---------------|
| Office Supplies & Postage                | 17,800        |
| Telephone                                | 13,500        |
| Travel                                   | 1,000         |
| Leased Furniture / Equipment             |               |
| Activities Supplies / Overhead Cost      |               |
| Software Costs/Compliance Fee/IT Support | 4,300         |
| <b>Subtotal</b>                          | <b>36,600</b> |

**Maintenance Expenses**

|                      |               |
|----------------------|---------------|
| Contracted Repairs   | 15,000        |
| General Repairs      | 15,300        |
| Grounds Maintenance  | 15,100        |
| Extermination        | 3,000         |
| Maintenance Supplies | 5,000         |
| Elevator Maintenance | 8,400         |
| Redecorating         | 13,500        |
| Cable (Common Area)  | 2,200         |
| <b>Subtotal</b>      | <b>77,500</b> |

**On-Site Security**

|                         |              |
|-------------------------|--------------|
| Contracted Guard        |              |
| Electronic Alarm System | 4,800        |
| <b>Subtotal</b>         | <b>4,800</b> |

**Professional Services**

|                 |               |
|-----------------|---------------|
| Legal           | 1,000         |
| Accounting      | 10,100        |
| Advertising     | 8,000         |
| Tenant Services | 16,000        |
| <b>Subtotal</b> | <b>35,100</b> |

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

|                  |             |               |
|------------------|-------------|---------------|
| Electricity      | 22.91666667 | 41,250        |
| Natural Gas      |             |               |
| Water&Swr        | 20.83333333 | 37,500        |
| Trash Collection |             | 7,500         |
| <b>Subtotal</b>  |             | <b>86,250</b> |

**Taxes and Insurance**

|                            |                |
|----------------------------|----------------|
| Real Estate Taxes (Gross)* | 121,275        |
| Insurance**                | 33,000         |
| Other (describe here)      |                |
| <b>Subtotal</b>            | <b>154,275</b> |

**Management Fee:**

|        |                            |
|--------|----------------------------|
|        | <b>48,627</b>              |
| 348.58 | Average per unit per year  |
| 29.05  | Average per unit per month |

(Management Fee is from Pro Forma, Section 1, Operating Assumptions)

**TOTAL OPERATING EXPENSES**

|             |                  |                |
|-------------|------------------|----------------|
| 4004.346667 | Average per unit | <b>600,652</b> |
|-------------|------------------|----------------|

**Replacement Reserve**

|                                |               |
|--------------------------------|---------------|
|                                | <b>50,720</b> |
| Enter desired per unit amount: | <b>338</b>    |

**TOTAL ANNUAL EXPENSES**

|  |                |
|--|----------------|
|  | <b>651,372</b> |
|--|----------------|

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

\*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. Please provide methodology for real estate tax calculation.  
 \*\*To all Applicants: Please provide methodology for insurance calculation.  
 Utilities - Unit Electricity = 4,200 + Common Electric = 55,800 Providence at Parkway Village is receiving a "tax exemption" and not a "tax abatement." The project will receive annual tax exemption for the life of the project or the 55 year ground lease. Pursuant to the Housing Authority Act, the new housing project will qualify for 100% tax exemption for 100 units, which is that portion of the housing project consisting of eligible housing units therein that are occupied and reserved for occupancy by persons of low income. Woodbridge at Parkway Village, the "sister property" to Providence at Parkway Village, is currently receiving 100% tax exemption on 150 units from Fulton County.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2013-0 Providence at Parkway Village, Fairburn, Fulton 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                |     | Yr 1 Asset Mgt Fee Percentage of EGI:   |        |
| Property Mgt Fee Growth Rate (choose one): |     | Yr 1 Prop Mgt Fee Percentage of EGI:    | 4.00%  |
| 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: | 4.000% |

**II. OPERATING PRO FORMA**

| Year                      | 1         | 2         | 3         | 4         | 5         | 6         | 7         | 8         | 9         | 10        |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues                  | 1,281,552 | 1,307,183 | 1,333,327 | 1,359,993 | 1,387,193 | 1,414,937 | 1,443,236 | 1,472,100 | 1,501,542 | 1,531,573 |
| Ancillary Income          | 25,631    | 26,144    | 26,667    | 27,200    | 27,744    | 28,299    | 28,865    | 29,442    | 30,031    | 30,631    |
| Vacancy                   | (91,503)  | (93,333)  | (95,200)  | (97,104)  | (99,046)  | (101,026) | (103,047) | (105,108) | (107,210) | (109,354) |
| Other Income (OI)         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| OI Not Subject to Mgt Fee | 76,250    | 78,538    | 80,894    | 83,320    | 85,820    | 88,395    | 91,046    | 93,778    | 96,591    | 99,489    |
| Expenses less Mgt Fee     | (552,025) | (568,586) | (585,643) | (603,213) | (621,309) | (639,948) | (659,147) | (678,921) | (699,289) | (720,267) |
| Property Mgmt             | (48,627)  | (49,600)  | (50,592)  | (51,604)  | (52,636)  | (53,688)  | (54,762)  | (55,857)  | (56,975)  | (58,114)  |
| Reserves                  | (50,720)  | (52,241)  | (53,808)  | (55,423)  | (57,085)  | (58,798)  | (60,562)  | (62,379)  | (64,250)  | (66,177)  |
| NOI                       | 640,559   | 648,105   | 655,644   | 663,170   | 670,681   | 678,170   | 685,629   | 693,056   | 700,440   | 707,781   |
| Mortgage A                | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) |
| Mortgage B                |           |           |           |           |           |           |           |           |           |           |
| Mortgage C                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| D/S Other Source          | (38,412)  | (38,103)  | (37,778)  | (37,437)  | (37,078)  | (36,701)  | (36,304)  | (35,887)  | (35,449)  | (34,988)  |
| DCA HOME Cash Resrv.      |           |           |           |           |           |           |           |           |           |           |
| Asset Mgmt                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| DDF                       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Cash Flow                 | 108,218   | 116,073   | 123,937   | 131,805   | 139,675   | 147,541   | 155,396   | 163,240   | 171,063   | 178,864   |
| DCR Mortgage A            | 1.30      | 1.31      | 1.33      | 1.34      | 1.36      | 1.37      | 1.39      | 1.40      | 1.42      | 1.43      |
| DCR Mortgage B            |           |           |           |           |           |           |           |           |           |           |
| DCR Mortgage C            |           |           |           |           |           |           |           |           |           |           |
| DCR Other Source          | 1.20      | 1.22      | 1.23      | 1.25      | 1.26      | 1.28      | 1.29      | 1.31      | 1.32      | 1.34      |
| Oper Exp Coverage Ratio   | 1.98      | 1.97      | 1.95      | 1.93      | 1.92      | 1.90      | 1.89      | 1.87      | 1.85      | 1.84      |
| Mortgage A Balance        | 8,467,401 | 8,395,203 | 8,319,311 | 8,239,536 | 8,155,680 | 8,067,534 | 7,974,878 | 7,877,481 | 7,775,101 | 7,667,484 |
| Mortgage B Balance        | 707,032   | 714,135   | 721,309   | 728,555   | 735,874   | 743,267   | 750,734   | 758,276   | 765,893   | 773,587   |
| Mortgage C Balance        | 765,138   | 780,582   | 796,338   | 812,411   | 828,809   | 845,538   | 862,605   | 880,016   | 897,778   | 915,900   |
| Other Source Balance      | -         | (38,103)  | (75,882)  | (113,319) | (150,397) | (187,097) | (223,401) | (259,288) | (294,737) | (329,725) |
| DDF Balance               | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   |

**PART SEVEN - OPERATING PRO FORMA - 2013-0 Providence at Parkway Village, Fairburn, Fulton 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                |     | Yr 1 Asset Mgt Fee Percentage of EGI:   |        |
| Property Mgt Fee Growth Rate (choose one): |     | Yr 1 Prop Mgt Fee Percentage of EGI:    | 4.00%  |
| 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: | 4.000% |

**II. OPERATING PRO FORMA**

| Year                      | 11        | 12        | 13        | 14        | 15        | 16        | 17        | 18        | 19        | 20        |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues                  | 1,562,205 | 1,593,449 | 1,625,318 | 1,657,824 | 1,690,981 | 1,724,800 | 1,759,296 | 1,794,482 | 1,830,372 | 1,866,979 |
| Ancillary Income          | 31,244    | 31,869    | 32,506    | 33,156    | 33,820    | 34,496    | 35,186    | 35,890    | 36,607    | 37,340    |
| Vacancy                   | (111,541) | (113,772) | (116,048) | (118,369) | (120,736) | (123,151) | (125,614) | (128,126) | (130,689) | (133,302) |
| Other Income (OI)         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| OI Not Subject to Mgt Fee | 102,474   | 105,548   | 108,714   | 111,976   | 115,335   | 118,795   | 122,359   | 126,030   | 129,811   | 133,705   |
| Expenses less Mgt Fee     | (741,875) | (764,132) | (787,056) | (810,667) | (834,987) | (860,037) | (885,838) | (912,413) | (939,786) | (967,979) |
| Property Mgmt             | (59,276)  | (60,462)  | (61,671)  | (62,904)  | (64,163)  | (65,446)  | (66,755)  | (68,090)  | (69,452)  | (70,841)  |
| Reserves                  | (68,163)  | (70,208)  | (72,314)  | (74,483)  | (76,718)  | (79,019)  | (81,390)  | (83,832)  | (86,347)  | (88,937)  |
| NOI                       | 715,067   | 722,292   | 729,450   | 736,533   | 743,531   | 750,438   | 757,244   | 763,941   | 770,518   | 776,964   |
| Mortgage A                | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) | (493,929) |
| Mortgage B                |           |           |           |           |           |           |           |           |           |           |
| Mortgage C                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| D/S Other Source          | (34,504)  | (33,995)  | (33,460)  | (32,897)  | (32,306)  | (31,684)  | (31,031)  | (30,344)  | (29,622)  | (28,864)  |
| DCA HOME Cash Resrv.      |           |           |           |           |           |           |           |           |           |           |
| Asset Mgmt                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| DDF                       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Cash Flow                 | 186,635   | 194,369   | 202,062   | 209,708   | 217,297   | 224,825   | 232,285   | 239,668   | 246,967   | 254,172   |
| DCR Mortgage A            | 1.45      | 1.46      | 1.48      | 1.49      | 1.51      | 1.52      | 1.53      | 1.55      | 1.56      | 1.57      |
| DCR Mortgage B            |           |           |           |           |           |           |           |           |           |           |
| DCR Mortgage C            |           |           |           |           |           |           |           |           |           |           |
| DCR Other Source          | 1.35      | 1.37      | 1.38      | 1.40      | 1.41      | 1.43      | 1.44      | 1.46      | 1.47      | 1.49      |
| Oper Exp Coverage Ratio   | 1.82      | 1.81      | 1.79      | 1.78      | 1.76      | 1.75      | 1.73      | 1.72      | 1.70      | 1.69      |
| Mortgage A Balance        | 7,554,361 | 7,435,450 | 7,310,455 | 7,179,065 | 7,040,953 | 6,895,775 | 6,743,170 | 6,582,757 | 6,414,137 | 6,236,890 |
| Mortgage B Balance        | 781,359   | 789,208   | 797,137   | 805,145   | 813,233   | 821,403   | 829,655   | 837,989   | 846,408   | 854,911   |
| Mortgage C Balance        | 934,386   | 953,246   | 972,487   | 992,116   | 1,012,141 | 1,032,571 | 1,053,413 | 1,074,675 | 1,096,367 | 1,118,496 |
| Other Source Balance      | (364,228) | (398,223) | (431,682) | (464,579) | (496,885) | (528,570) | (559,601) | (589,945) | (619,567) | (648,431) |
| DDF Balance               | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   | 777,686   |

**PART SEVEN - OPERATING PRO FORMA - 2013-0 Providence at Parkway Village, Fairburn, Fulton 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                |     | Yr 1 Asset Mgt Fee Percentage of EGI:   |        |
| Property Mgt Fee Growth Rate (choose one): |     | Yr 1 Prop Mgt Fee Percentage of EGI:    | 4.00%  |
| 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: | 4.000% |

**II. OPERATING PRO FORMA**

| Year                      | 21        | 22          | 23          | 24          | 25          | 26          | 27          | 28          | 29          | 30          |
|---------------------------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Revenues                  | 1,904,319 | 1,942,405   | 1,981,253   | 2,020,878   | 2,061,296   | 2,102,522   | 2,144,572   | 2,187,464   | 2,231,213   | 2,275,837   |
| Ancillary Income          | 38,086    | 38,848      | 39,625      | 40,418      | 41,226      | 42,050      | 42,891      | 43,749      | 44,624      | 45,517      |
| Vacancy                   | (135,968) | (138,688)   | (141,461)   | (144,291)   | (147,177)   | (150,120)   | (153,122)   | (156,185)   | (159,309)   | (162,495)   |
| Other Income (OI)         | -         | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| OI Not Subject to Mgt Fee | 137,716   | 141,847     | 146,103     | 150,486     | 155,001     | 159,651     | 164,440     | 169,373     | 174,454     | 179,688     |
| Expenses less Mgt Fee     | (997,019) | (1,026,929) | (1,057,737) | (1,089,469) | (1,122,153) | (1,155,818) | (1,190,492) | (1,226,207) | (1,262,993) | (1,300,883) |
| Property Mgmt             | (72,257)  | (73,703)    | (75,177)    | (76,680)    | (78,214)    | (79,778)    | (81,374)    | (83,001)    | (84,661)    | (86,354)    |
| Reserves                  | (91,605)  | (94,353)    | (97,184)    | (100,099)   | (103,102)   | (106,195)   | (109,381)   | (112,663)   | (116,043)   | (119,524)   |
| NOI                       | 783,272   | 789,427     | 795,422     | 801,243     | 806,877     | 812,312     | 817,534     | 822,530     | 827,286     | 831,786     |
| Mortgage A                | (493,929) | (493,929)   | (493,929)   | (493,929)   | (493,929)   | (493,929)   | (493,929)   | (493,929)   | (493,929)   | (493,929)   |
| Mortgage B                |           |             |             |             |             |             |             |             |             |             |
| Mortgage C                | -         | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| D/S Other Source          | (28,066)  | (27,228)    | (26,346)    | (25,420)    | (24,446)    | (23,422)    | (22,346)    | (21,215)    | (20,027)    | (18,777)    |
| DCA HOME Cash Resrv.      |           |             |             |             |             |             |             |             |             |             |
| Asset Mgmt                | -         | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| DDF                       | -         | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Cash Flow                 | 261,278   | 268,271     | 275,147     | 281,894     | 288,502     | 294,961     | 301,259     | 307,386     | 313,331     | 319,081     |
| DCR Mortgage A            | 1.59      | 1.60        | 1.61        | 1.62        | 1.63        | 1.64        | 1.66        | 1.67        | 1.67        | 1.68        |
| DCR Mortgage B            |           |             |             |             |             |             |             |             |             |             |
| DCR Mortgage C            |           |             |             |             |             |             |             |             |             |             |
| DCR Other Source          | 1.50      | 1.51        | 1.53        | 1.54        | 1.56        | 1.57        | 1.58        | 1.60        | 1.61        | 1.62        |
| Oper Exp Coverage Ratio   | 1.67      | 1.66        | 1.65        | 1.63        | 1.62        | 1.61        | 1.59        | 1.58        | 1.57        | 1.55        |
| Mortgage A Balance        | 6,050,574 | 5,854,727   | 5,648,859   | 5,432,459   | 5,204,988   | 4,965,878   | 4,714,536   | 4,450,334   | 4,172,615   | 3,880,687   |
| Mortgage B Balance        | 863,499   | 872,174     | 880,936     | 889,785     | 898,724     | 907,753     | 916,872     | 926,083     | 935,386     | 944,783     |
| Mortgage C Balance        | 1,141,072 | 1,164,104   | 1,187,601   | 1,211,572   | 1,236,026   | 1,260,975   | 1,286,427   | 1,312,392   | 1,338,882   | 1,365,907   |
| Other Source Balance      | (676,497) | (703,724)   | (730,071)   | (755,491)   | (779,937)   | (803,359)   | (825,705)   | (846,921)   | (866,947)   | (885,724)   |
| DDF Balance               | 777,686   | 777,686     | 777,686     | 777,686     | 777,686     | 777,686     | 777,686     | 777,686     | 777,686     | 777,686     |

**PART SEVEN - OPERATING PRO FORMA - 2013-0 Providence at Parkway Village, Fairburn, Fulton 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                | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 2px;"> </span>   | Yr 1 Asset Mgt Fee Percentage of EGI:   | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 2px;"> </span>      |
| Property Mgt Fee Growth Rate (choose one): |  | Yr 1 Prop Mgt Fee Percentage of EGI:    | 4.00%   |
| Expense Growth Rate (3.00%)                | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 2px;">No</span>  | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 2px;"> </span>      |
| Percent of Effective Gross Income          | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 2px;">Yes</span> | --> If Yes, indicate actual percentage: | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 2px;">4.000%</span> |

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Mortgage B is a "soft loan" from The Housing Authority of Fulton County (HAFC), which represents Replacement Housing Factor Funds (RHFF) and, therefore, should not be considered "hard debt" for DSC calculations on the operating Pro Forma.

Mortgage C is a "soft loan" from Fulton County, which represents a HOME loan and, therefore, should not be considered "hard debt" for DSC calculations on the operating Pro Forma.

D/S Other Source reflects MIP at 45 bps annually that is paid along with the HUD 221d4 Permanent Financing. This should be considered a part of the hard debt service coverage ratio.

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                    |         |
|--------------------|---------|
| Applicant Response | DCA USE |
|--------------------|---------|

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

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

*DCA's Comments / Approval Conditions:*

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

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                    |         |
|--------------------|---------|
| Applicant Response | DCA USE |
|--------------------|---------|

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

**1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN**

Pass?

A)  **No**

A. Are any commitments submitted as "Under Consideration" which need final approval before July 12, 2013?

B. If yes, then state the applicable financial assistance/funding:

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**2 COST LIMITS**

Pass?

**NOTE:** Unit counts are linked to Rent Chart. Total Cost Limit Per Unit Types are auto-calculated. Show Historic units in Part VI Revenues & Expenses Tab - Unit Summary.

|               | New Construction and Acquisition/Rehabilitation Projects |                       |                                |
|---------------|--|-----------------------|--------------------------------|
| Unit Type     | Nbr of Units Proposed                                    | Cost Limit            | Total Cost Limit Per Unit Type |
| Efficiency    |  | 110,481 x 0 units =   |                                |
| 1 Bedroom     | 110  | 126,647 x 110 units = | 13,931,170                     |
| 2 Bedroom     | 40   | 154,003 x 40 units =  | 6,160,120                      |
| 3 Bedroom     |  | 199,229 x 0 units =   |                                |
| 4 Bedroom     |  | 199,229 x 0 units =   |                                |
| <b>Totals</b> | <b>150</b>   |                       | <b>20,091,290</b>              |

| Historic Rehabilitation Projects that qualify for scoring point(s) under Historic Designations |                     |                                |
|--|---------------------|--------------------------------|
| Nbr of Units Proposed  | Cost Limit          | Total Cost Limit Per Unit Type |
|  | 121,529 x 0 units = |                                |
|  | 139,312 x 0 units = |                                |
|  | 169,403 x 0 units = |                                |
|  | 219,152 x 0 units = |                                |
|  | 219,152 x 0 units = |                                |

Is this Criterion met?

**Yes**

**Total Per Unit Cost Limit for Project**

**20,091,290**

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

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**3 TENANCY CHARACTERISTICS**

Pass?

This project is designated as:

**Elderly**

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

The property is intended and operated for housing by individuals at least 62 years of age or older.

**4 REQUIRED SERVICES**

Pass?

A. Applicants certify that all selected services will meet QAP policies. **Does Applicant agree?**

**Agree**

B. Specify from categories below at least 1 basic ongoing service for Family projects, or at least a total of 2 basic ongoing services from different categories for Senior projects:

- 1) Social and recreational programs planned and overseen by project mgr
- 2) Semi-monthly classes conducted on site
- 3) Other service approved by DCA

Specify:

Specify:

Specify:

*Applicant's comments regarding this section of Threshold:*

The Benoit Group, LLC will utilize their service-oriented company called "Social Expressions" to provide additional basic ongoing services to individuals 62 years of age or older who reside at the property.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                    |         |
|--------------------|---------|
| Applicant Response | DCA USE |
|--------------------|---------|

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

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**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                           |                |
|---------------------------|----------------|
| <b>Applicant Response</b> | <b>DCA USE</b> |
|---------------------------|----------------|

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

**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. Stabilization period
- D. Overall capture rate for credit units
- E. List DCA tax credit projects (inside a 2-mile radius for urban or, for rural, the greater of a 10-mile radius or the local jurisdiction) for years 2009 - 2012. Include both DCA project number and project name in each case.

|    |                              |  |
|----|------------------------------|--|
| A. | Real Property Research Group |  |
| B. | 8 months                     |  |
| C. | 8 months                     |  |
| D. | 19.8                         |  |

|   | Project Nbr | Project Name                  |
|---|-------------|-------------------------------|
| 1 | 09-506      | Woodbridge at Parkway Village |
| 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 |  |
|----|-----|--|

*Applicant's comments regarding this section of Threshold:*

Woodbridge at Parkway Village, the sister property to Providence at Parkway Village, leased 100% of its 150 units within a 4 month period.

*DCA's Comments:*

**6 APPRAISALS**

|       |  |
|-------|--|
| Pass? |  |
|-------|--|

- A. Is there an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?

|    |     |  |
|----|-----|--|
| A. | Yes |  |
| B. | Yes |  |

If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name: Cushman & Wakefield

- 1) Does it include the "as is" value, "as built/as complete" (encumbered), "as built/ as complete" (unencumbered) values of the proposed subject property and tax credit value?
- 2) Does the "as is" value delineate the value of the land and building?
- 3) 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?

|    |     |  |
|----|-----|--|
| 1) | Yes |  |
| 2) | No  |  |
| 3) |     |  |

- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?

|    |     |  |
|----|-----|--|
| C. | Yes |  |
|----|-----|--|

- D. Has the property been:

- 1) Rezoned?
- 2) Subdivided?
- 3) Modified?

|    |    |  |
|----|----|--|
| 1) | No |  |
| 2) | No |  |
| 3) | No |  |

*Applicant's comments regarding this section of Threshold:*

The Housing Authority of Fulton County owns the land and will be part of the general partnership. The Housing Authority of Fulton County will ground lease the land to the tax credit entity, TBG Providence, LP.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                           |                |
|---------------------------|----------------|
| <b>Applicant Response</b> | <b>DCA USE</b> |
|---------------------------|----------------|

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

**7 ENVIRONMENTAL REQUIREMENTS**

|       |  |
|-------|--|
| Pass? |  |
|-------|--|

- A. Name of Company that prepared the Phase I Assessment:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?

|    |   |            |  |  |  |  |  |  |  |
|----|---|------------|--|--|--|--|--|--|--|
|    |   |            |  |  |  |  |  |  |  |
| A. | <b>Geotechnical &amp; Environmental Consultants Inc</b> |            |  |  |  |  |  |  |  |
|    | B.  | <b>No</b>  |  |  |  |  |  |  |  |
|    | C.  | <b>Yes</b> |  |  |  |  |  |  |  |
| 1) | <b>Geotechnical &amp; Environmental Consultants Inc</b> |            |  |  |  |  |  |  |  |
|    | 2)  | <b>65</b>  |  |  |  |  |  |  |  |

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

All locations are less than 65 DNL; therefore, no exterior or interior noise mitigation is required per guidelines (NAG).

- D. Is the subject property located in a:

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

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

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

|                      |            |  |                 |           |  |                          |           |  |  |
|----------------------|------------|--|-----------------|-----------|--|--------------------------|-----------|--|--|
|                      |            |  |                 |           |  |                          |           |  |  |
| 1) Asbestos?         | <b>Yes</b> |  | 4) Mold?        | <b>No</b> |  | 7) Radon?                | <b>No</b> |  |  |
| 2) Lead-based paint? | <b>No</b>  |  | 5) Lead in wtr? | <b>No</b> |  | 8) Endangered species?   | <b>No</b> |  |  |
| 3) Water leaks?      | <b>No</b>  |  | 6) PCB's?       | <b>No</b> |  | 9) Historic designation? | <b>No</b> |  |  |

- 10) Other (e.g., Native American burial grounds, etc.) - describe:

**There are no other environmental issues.**

- F. Is all additional environmental documentation required for a HOME application included?

- 1) Eight-Step Process for Wetlands and/or Floodplains required?
- 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?

|    |            |  |  |  |  |  |  |  |  |
|----|------------|--|--|--|--|--|--|--|--|
|    |            |  |  |  |  |  |  |  |  |
| F. |            |  |  |  |  |  |  |  |  |
|    | <b>N/A</b> |  |  |  |  |  |  |  |  |
| 1) |            |  |  |  |  |  |  |  |  |
| 2) |            |  |  |  |  |  |  |  |  |
| 3) |            |  |  |  |  |  |  |  |  |
| G. | <b>Yes</b> |  |  |  |  |  |  |  |  |

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

*Applicant's comments regarding this section of Threshold:*

Asbestos p. 18-19 of Phase I

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                           |                |
|---------------------------|----------------|
| <b>Applicant Response</b> | <b>DCA USE</b> |
|---------------------------|----------------|

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

**8 SITE CONTROL**

- A. Is site control provided through November 30, 2013? Expiration Date: 2/28/14
- B. Form of site control:
- C. Name of Entity with site control:

- B. Ground lease/Option
- C. Housing Authority of Fulton County

|    |       |  |  |
|----|-------|--|--|
|    | Pass? |  |  |
| A. | Yes   |  |  |
| B. |       |  |  |
| C. |       |  |  |

*Applicant's comments regarding this section of Threshold:*

See Tab 8 for Option to Ground Lease.

*DCA's Comments:*

**9 SITE ACCESS**

- A. Is this site legally accessible by paved roads and are drawings or photographs included showing these roads?
- B. If access roads are not in place, does the application contain documentation evidencing a local commitment for the funding and the timetable for the completion of such paved roads?
- C. 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. |       |  |  |

*Applicant's comments regarding this section of Threshold:*

See Tab 9 for survey and conceptual site plan showing accessible roads.

*DCA's Comments:*

**10 SITE ZONING**

- A. Is Zoning in place at the time of this application submission?
- B. Does zoning of the development site conform to the site development plan?
- C. Is the zoning confirmed, in writing, by the authorized Local Government official?
  - If "Yes":
    - 1) Is this written confirmation included in the Application?
    - 2) Does the letter include the zoning *and* land use classification of the property?
    - 3) Is the letter accompanied by a clear explanation of the requirements (copy of the applicable sections of the zoning ordinance 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) | No    |  |  |
| D. | Yes   |  |  |
| E. | Yes   |  |  |

*Applicant's comments regarding this section of Threshold:*

See Tab 10 for zoning compliance letter and zoning ordinance documents that provide a clear explanation of the requirements and conditions of the TCMU classification.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                           |                |
|---------------------------|----------------|
| <b>Applicant Response</b> | <b>DCA USE</b> |
|---------------------------|----------------|

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

|           |
|-----------|
|           |
| Greystone |

Pass?

|        |  |
|--------|--|
|        |  |
| 1) No  |  |
| 2) Yes |  |

*Applicant's comments regarding this section of Threshold:*

Providence at Parkway Village will be total electric.

*DCA's Comments:*

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

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

Pass?

|         |  |
|---------|--|
|         |  |
| A1) No  |  |
| 2)      |  |
| B1) Yes |  |
| 2) Yes  |  |

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

- 1) Public water
- 2) Public sewer

|                 |
|-----------------|
| Fulton County   |
| City of Atlanta |

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**13 LOCAL GOVERNMENT SUPPORT AND COMMUNITY ENGAGEMENT**

Does documentation include:

- A. Evidence of public meetings regarding the proposed project to local government and residents of the community?
- B. Evidence of presentations regarding the proposed project to local government and residents of the community?
- C. Resolutions of support from local government officials?
- D. Letters of support from local government officials?

Pass?

|        |  |
|--------|--|
|        |  |
| A. Yes |  |
| B. Yes |  |
| C. Yes |  |
| D. Yes |  |

*Applicant's comments regarding this section of Threshold:*

See the attached Bond Resolution of Inducement from the Housing Authority of the City of Union City and the Resolution and Letter of Support from the Mayor of Union City at Tab 00.

*DCA's Comments:*

|                    |         |
|--------------------|---------|
| Applicant Response | DCA USE |
|--------------------|---------|

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

**14 REQUIRED AMENITIES**

|       |  |
|-------|--|
| Pass? |  |
| Yes   |  |

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

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

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

|     |                               |                          |
|-----|-------------------------------|--------------------------|
| A1) | Room                          |                          |
| A2) | Covered Porch                 | If "Other", explain here |
| A3) | 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 amenities required depends on the total unit count: **1-125 units = 2 amenities, 126+ units = 4 amenities;**

Additional Amenities

| Additional Amenities (describe in space provided below) | Guidebook Met? | DCA Pre-approved? |
|---|----------------|-------------------|
| 1) Computer room  |                |                   |
| 2) Exercise room  |                |                   |

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

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

- 1) HVAC
- 2) Refrigerator (Energy Star rated)
- 3) Dishwasher (Energy Star rated)
- 4) Stove
- 5) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR  
b. Electronically controlled solid cover plates over stove top burners

|     |       |
|-----|-------|
| C.  | Agree |
| 1)  | Yes   |
| 2)  | Yes   |
| 3)  | Yes   |
| 4)  | Yes   |
| 5a) | Yes   |
| 5b) |       |

**D. Applicant agrees to provide the following additional required Amenities for Senior projects and Special Needs projects:**

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

|     |       |
|-----|-------|
| D.  | Agree |
| 1)  | Yes   |
| 2)  | Yes   |
| 3a) | Yes   |
| 3b) |       |

*Applicant's comments regarding this section of Threshold:*

Required amenities are available to the residents at no additional charge. The Project Narrative at Tab 00 contains a list of those amenities.

*DCA's Comments:*

**15 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

|       |  |
|-------|--|
| Pass? |  |
|-------|--|

**A. Type of rehab (choose one):**

|    |            |            |
|----|------------|------------|
| A. | <<Select>> | <<Select>> |
|----|------------|------------|

**B. Date of PNA:**

|    |  |
|----|--|
| B. |  |
|----|--|

**C. Name of consultant preparing PNA:**

|    |  |
|----|--|
| C. |  |
|----|--|

**D. Is 20-year replacement reserve study included?**

|    |  |
|----|--|
| D. |  |
|----|--|

**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. |  |
|----|--|

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                           |                |
|---------------------------|----------------|
| <b>Applicant Response</b> | <b>DCA USE</b> |
|---------------------------|----------------|

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

**16 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

|       |     |  |
|-------|-----|--|
|       |     |  |
| Pass? |     |  |
| A.    | Yes |  |
| B.    | Yes |  |

- A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with instructions set forth in Manual?
- B. Are all site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**17 BUILDING SUSTAINABILITY**

|       |       |  |
|-------|-------|--|
|       |       |  |
| Pass? |       |  |
| A.    | Agree |  |
| B.    | Agree |  |

- 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 Manual?
- B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and Architectural Manual?

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**18 ACCESSIBILITY STANDARDS**

|       |     |  |
|-------|-----|--|
|       |     |  |
| Pass? |     |  |
| A1).  | Yes |  |
| 2).   | Yes |  |
| B1).  | Yes |  |
| 2).   | Yes |  |
| C.    | Yes |  |

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing 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 2013 Accessibility Manual? Also, 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) Does this project comply with applicable DCA accessibility requirements detailed in the 2013 Architectural and Accessibility Manuals?
- B. 1) Will at least 5% of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents? Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?
- 2) Will at least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- C. Applicant agrees to arrange for preconstruction plan review and inspection of project by a DCA-qualified consultant at least 3 times during construction in order to monitor grading operations, framing, and final compliance? DCA must be copied on all reviews/reports.

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                    |         |
|--------------------|---------|
| Applicant Response | DCA USE |
|--------------------|---------|

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

**19 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

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

- 1) Exterior Wall Finishes (select one) Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
- 2) Major Bldg Component Materials & Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

**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)

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**20 QUALIFICATIONS FOR PROJECT PARTICIPANTS (PERFORMANCE)**

|                         |                           |  |
|-------------------------|---------------------------|--|
|                         |                           |  |
| Pass?                   |                           |  |
|                         | Yes                       |  |
|                         | Yes                       |  |
| DCA Final Determination | Qualified with Conditions |  |

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

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

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

**DCA Final Determination**

*Applicant's comments regarding this section of Threshold:*

Pre-application Project No. 13-502. Compliance History information has been provided in Section 21 for the GP and the Management Company.

*DCA's Comments:*

**21 COMPLIANCE HISTORY SUMMARY**

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

**A.** If not submitted at pre-application, has the principal and entities of each General Partner, Developer, Management Company and Project Consultant(s) submitted a complete and correct DCA Performance Workbook, which includes the DCA Compliance History Summary Form?

**B.** Is completed compliance questionnaire for each General Partner, Developer, and project consultant(s) included in the Performance Workbook?

**C.** Is the completed Organizational Chart included in the application?

**D.** Has Applicant included executed DCA MultiState Release Form for other state housing agencies?

*Applicant's comments regarding this section of Threshold:*

Compliance History information has been provided in Section 21 for the GP and the Management Company.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                           |                |
|---------------------------|----------------|
| <b>Applicant Response</b> | <b>DCA USE</b> |
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**22 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE**

Pass?

- A. Name of Qualified non-profit: A.
- B. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with nor controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? B. **No**
- C. Does the qualified non-profit materially participate in the project as described in IRC Section 469(h)? C. **No**
- D. 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? D. **No**
- E. Is this entity a corporation with 100 percent of its stock held by one or more qualified non-profit organizations at all times during its existence? E. **No**
- F. Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? F. **No**
- G. Is a copy of the GP joint venture agreement that indicates non-profit's general partnership interest and developer fee amount included in application? G. **No**

|    |           |  |
|----|-----------|--|
|    |           |  |
| B. | <b>No</b> |  |
| C. | <b>No</b> |  |
| D. | <b>No</b> |  |
| E. | <b>No</b> |  |
| F. | <b>No</b> |  |
| G. | <b>No</b> |  |

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**23 ELIGIBILITY FOR CREDIT UNDER THE PRESERVATION SET-ASIDE**

Pass?

Indicate all that apply to the proposed project.

**A. Eligible**

- 1) The project has DCA HOME and has met the statutory period of affordability or will meet the statutory period of affordability by Dec 31, 2013.
- 2) An existing tax credit property which has met or will meet the 15-year Compliance Period prior to the earlier of the date of acquisition by the new development owner or the end of the year of the carryover allocation.
- 3) Project is under development by a local public housing authority using replacement housing factor (RHF) funds or a loan secured by the assets and/or capital funds of the PHA as the primary source of financing.
- 4) Project has a project-based Section 8 contract but is eligible to opt out of that contract with a one-year notice to tenants. The Contract is out of its original term and in a renewal period of 5 years or less.
- 5) Existing HUD 236 project. The Interest Reduction Payment (IRP) will be decoupled from the Section 236 agreement if housing credits are awarded (exceptions permitted on case-by-case basis). The affordability requirements of the Section 236 agreement will also be maintained for the property.
- 6) Other affordable non-public housing project that has existing funding from HUD, is severely deteriorated, and has been designated by HUD as a preservation project that is in danger of losing its affordability.
- 7) Existing U.S. Department of Agriculture, Rural Development (RD) project with Section 515 financing and project based rental assistance for at least fifty percent (50%) of the units.

A.

|    |           |  |
|----|-----------|--|
| 1) | <b>No</b> |  |
| 2) | <b>No</b> |  |
| 3) | <b>No</b> |  |
| 4) | <b>No</b> |  |
| 5) | <b>No</b> |  |
| 6) | <b>No</b> |  |
| 7) | <b>No</b> |  |

**B. Ineligible**

- 1) Outstanding or uncured major non-compliance issues
- 2) Functional obsolescence
- 3) Development will cause a 10% increase or greater in rents
- 4) Property is in substantially good condition and does not need immediate recapitalization
- 5) Poor condition of the property is the result of the willful deferral of maintenance by the owner
- 6) Development will result in a loss of units
- 7) Units are not at risk of losing affordability if converted to market units
- 8) Primary purpose is to subsidize an ownership transfer

B.

|    |  |  |
|----|--|--|
| 1) |  |  |
| 2) |  |  |
| 3) |  |  |
| 4) |  |  |
| 5) |  |  |
| 6) |  |  |
| 7) |  |  |
| 8) |  |  |

*Applicant's comments regarding this section of Threshold:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

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|--------------------|---------|
| Applicant Response | DCA USE |
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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*DCA's Comments:*

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**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                    |         |
|--------------------|---------|
| Applicant Response | DCA USE |
|--------------------|---------|

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

**24 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE**

Pass?

- A. Name of CHDO:  Name of CHDO Managing GP:
- B. Is a copy of the State CHDO pre-qualification/renewal letter included in the Application?
- C. Is the CHDO either the sole general partner of the ownership entity or the managing general partner of the ownership entity (the CHDO must also exercise effective control of the project)?
- D. If the CHDO is a GP with a for-profit or non-profit general partner, does the CHDO own at least 51% of the general partnership interest?
- E. Does the CHDO (or a wholly owned or controlled affiliate) receive a percentage of the Developer Fee greater than or equal to the percentage of ownership interest?
- F. Is a copy of the GP/joint venture agreement indicating CHDO's GP interest and its share (or the share of the wholly owned and controlled affiliate) of Developer Fee included in Application?
- G. Do all parties understand that the CHDO must exercise effective control of the partnership throughout the period of affordability?

|    |    |  |  |  |  |
|----|----|--|--|--|--|
|    |    |  |  |  |  |
| B. | No |  |  |  |  |
| C. | No |  |  |  |  |
| D. | No |  |  |  |  |
| E. | No |  |  |  |  |
| F. | No |  |  |  |  |
| G. | No |  |  |  |  |

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**25 ADDITIONAL HUD REQUIREMENTS**

Pass?

- A. 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)]:
- B. List all contiguous Census Tracts: B.
- C. Is Contract Addendum included in Application?

|    |                        |  |  |  |            |
|----|------------------------|--|--|--|------------|
|    |                        |  |  |  |            |
| A. | Minority concentration |  |  |  | <<Select>> |
| C. | No                     |  |  |  |            |

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**26 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

Pass?

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living
- C. Non-profit Federal Tax Exempt Status
- D. Scattered Site Developments
- E. Other (If Yes, then also describe): E.

|    |    |  |  |  |  |
|----|----|--|--|--|--|
|    |    |  |  |  |  |
| A. | No |  |  |  |  |
| B. | No |  |  |  |  |
| C. | No |  |  |  |  |
| D. | No |  |  |  |  |
| E. | No |  |  |  |  |

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                    |         |
|--------------------|---------|
| Applicant Response | DCA USE |
|--------------------|---------|

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

**27 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the sources other than 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) 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 Relocation Displacement Spreadsheet:

|       |    |  |
|-------|----|--|
|       |    |  |
| Pass? |    |  |
| A.    | No |  |
| B1)   | No |  |
|       |    |  |
| 2)    | No |  |
| C.    | No |  |

- 1) Number of Over Income Tenants
- 2) Number of Rent Burdened Tenants
- 3) Number of Vacancies
- 4) Number of Down units
- 5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

|  |  |
|--|--|
|  |  |
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*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**28 MARKETING TO POPULATIONS WITH DISABILITIES OR THE HOMELESS**

- A. If selected, does the Applicant agree to prepare and submit a Marketing plan incorporating outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. If selected, does the Applicant agree to prepare and submit a Marketing plan which affirmatively markets to persons with disabilities and the homeless?
- C. If selected, does the Applicant agree to prepare and submit a Marketing plan which establishes and maintains relationships between the management agent and community service providers?
- D. If selected, does the Applicant agree to prepare and submit a Marketing plan that 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. 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.
- F. If selected, does the Applicant agree to designate these populations as having priority for units with rental assistance if allowable under their rental assistance agreements?

|       |  |  |
|-------|--|--|
|       |  |  |
| Pass? |  |  |
| A.    |  |  |
| B.    |  |  |
| C.    |  |  |
| D.    |  |  |
| E.    |  |  |
| F.    |  |  |

*Applicant's comments regarding this section of Threshold:*

*DCA's Comments:*

**29 OPTIMAL UTILIZATION OF RESOURCES**

|       |  |  |
|-------|--|--|
|       |  |  |
| Pass? |  |  |

*Applicant's comments regarding this section of Threshold:*

**PART EIGHT - THRESHOLD CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

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|--------------------|---------|
| Applicant Response | DCA USE |
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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*DCA's Comments:*

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|  |
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**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|   |   |              |                   |                  |
|---|---|--------------|-------------------|------------------|
|   | <b>Score Value</b>  |              | <b>Self Score</b> | <b>DCA Score</b> |
| <b>TOTALS:</b>  | <b>103</b>  |              | <b>54</b>         | <b>14</b>        |
| <b>1. APPLICATION COMPLETENESS/ORGANIZATION</b>   | <b>10</b>   |              | <b>10</b>         | <b>10</b>        |
| <i>(Applicants start with 10 pts. Any points entered will be subtracted from score value)</i>   |   |              |                   |                  |
| <b>A. Missing or Incomplete Documents</b> Number: 0<br>Organization                                      Number: 0<br><b>B. Financial and Other Adjustments</b> Number: 0 | For each missing or incomplete document, one (1) point will be deducted<br>One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions<br>2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment. | A.<br><br>B. |                   |                  |

*Applicant's comments regarding this section of scoring:*

The Benoit Group, LLC has included the minimum documents required and any additional documents necessary for DCA to determine that the Application meets the criteria for the maximum number of points for application completeness and organization.

| DCA's Comments:                    | Enter "1" for each item | Enter "1" for each item                       | Enter "1" for each item |
|------------------------------------|-------------------------|---|-------------------------|
| A. Missing / incomplete documents: | Nbr <b>0</b>            | B. Financial adjustments/revisions requested: | Nbr <b>0</b>            |
|                                    |                         | Documents not organized correctly:            | Nbr <b>0</b>            |
| 1                                  |                         | 1   |                         |
| 2                                  |                         | 2   |                         |
| 3                                  |                         | 3   |                         |
| 4                                  |                         | 4   |                         |
| 5                                  |                         | 5   |                         |
| 6                                  |                         | 6   |                         |
| 7                                  |                         | 7   |                         |
| 8                                  |                         | 8   |                         |
| 9                                  |                         | 9   |                         |
| 10                                 |                         | 10  |                         |
| 11                                 |                         | 11  |                         |
| 12                                 |                         | 12  |                         |

|   |  |                      |                 |                  |
|---|--|----------------------|-----------------|------------------|
| <b>2. DEEPER TARGETING / RENT AND INCOME RESTRICTIONS</b>   |  | <b>4</b>             | <b>4</b>        | <b>4</b>         |
| <b>A. Deeper Targeting through Rent Restrictions</b> Nbr units to have these restrictions: <b>100</b><br><b>B. Deeper Targeting through new PBRA Contracts</b> Nbr units to have PBRA for 10+ yrs: <b>100</b> | Percent of Residential Units: <b>66.67%</b><br>Percent of Residential Units: <b>66.67%</b> | <b>3</b><br><b>4</b> | Min<br>percent: | 15.00%<br>30.00% |

*Applicant's comments regarding this section of scoring:*

The Benoit Group, LLC has satisfied this requirement with a commitment for PBRA executed by the authorized regulatory agency for residential units for a maximum of 99 years.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|   |                             | Score Value | Self Score   | DCA Score |
|---|-----------------------------|-------------|--------------|-----------|
| <b>TOTALS:</b>                                      |                             | <b>103</b>  | <b>54</b>    | <b>14</b> |
| <b>3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS</b> |                             | <b>12</b>   | <b>12</b>    | <b>0</b>  |
| <b>A. Desirable Activities</b>                      | (1 or 2 pts each - see QAP) | 12          | A. <b>12</b> |           |
| <b>B. Undesirable Sites</b>                         | (1 pt subtracted each)      | various     | B.           |           |

See QAP Scoring for further requirements. Applicants must complete Desirable/Undesirable Certification form.

*Applicant's comments regarding this section of scoring:*

The Benoit Group, LLC has claimed the maximum number of points for desirable activities and/or characteristics located within a 2.0 walking/driving distance from the property.

*DCA's Comments:*

|  |  |          |          |          |
|--|--|----------|----------|----------|
| <b>4. COMMUNITY TRANSPORTATION OPTIONS</b>   | <i>Choose one. See scoring criteria for further requirements and information</i> | <b>3</b> | <b>0</b> | <b>0</b> |
| <b>A. Site is adjacent to (within 300 ft) of an established public transportation stop</b>                         |  | 3        | A.       |          |
| <b>B. Site is within standard walking distance (1/4 mile or less) of an established public transportation stop</b> |  | 2        | B.       |          |
| <b>C. Site is within close proximity (1/2 mile or less) of an established public transportation stop</b>           |  | 1        | C.       |          |

*Applicant's comments regarding this section of scoring:*

N/A

*DCA's Comments:*

|  |                              |  |          |  |
|--|------------------------------|--|----------|--|
| <b>5. BROWNFIELD</b>   | (With EPA/EPD Documentation) | <i>See scoring criteria for further requirements and information</i> | <b>2</b> |  |
| Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines: |                              |  |          |  |
| <i>Applicant's comments regarding this section of scoring:</i>   |                              |  |          |  |

N/A

*DCA's Comments:*

|  |  |   |                |        |
|--|--|---|----------------|--------|
| <b>6. SUSTAINABLE DEVELOPMENTS</b>   | <i>Choose only one. See scoring criteria for further requirements.</i> | <b>3</b>                                  | <b>2</b>       |        |
| <b>A. Sustainable Communities Certification</b>  |  | 3   | Yes/No         | Yes/No |
| Project seeks to obtain a sustainable community certification from the program chosen above:   |  |   |                |        |
| <b>X 1. EarthCraft Communities</b>   |  |   | A. <b>Yes</b>  |        |
| a) Site Analysis Packet as defined in EarthCraft Communities Guidebook was submitted and reviewed by both DCA and EarthCraft Communities administrators at Pre-application?        |  |   | 1a) <b>No</b>  |        |
| b) Project seeks points under the "conservation" development form?   |  |   | 1b) <b>No</b>  |        |
| c) Project seeks points for certification in following categories:   |  |   | 1c) <b>No</b>  |        |
| <b>N/a</b> district heating and cooling  | <b>N/a</b> renewable electric generation                               | <b>N/a</b> alternative thermal production |                |        |
| <b>2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND)</b>   |  |   | Yes/No         | Yes/No |
| a) Feasibility study prepared by a LEED APND that evaluates the feasibility of the proposed project meeting LEED ND criteria was submitted and reviewed by DCA at Pre-Application? |  |   | 2a) <b>No</b>  |        |
| b) Project seeks points for certification in following categories:   |  |   | 2b) <b>Yes</b> |        |
|  | <b>N/a</b> on site renewable energy sources                            |   |                |        |
|  | <b>N/a</b> district heating and cooling                                |   |                |        |

**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                |                    |                   |                  |
|----------------|--------------------|-------------------|------------------|
| <b>TOTALS:</b> | <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
|                | <b>103</b>         | <b>54</b>         | <b>14</b>        |

**B. Sustainable Building Certification**

1. Project commits to obtaining a sustainable building certification from the program chosen above?
2. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
3. Project will meet program threshold requirements for Building Sustainability?
4. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

|    |            |        |
|----|------------|--------|
| 2  | Yes/No     | Yes/No |
| 1. | <b>Yes</b> |        |
| 2. | <b>Yes</b> |        |
| 3. | <b>Yes</b> |        |
| 4. | <b>Yes</b> |        |

*Applicant's comments regarding this section of scoring:*

The Benoit Group, LLC is seeking certification for Leed for Homes and has included a draft scoring sheet and Certificate of Participation in DCA's Green Building for Affordable Housing Training in 2013 by The Benoit Group's Development Coordinator.

*DCA's Comments:*

**7. STABLE COMMUNITIES / REDEVELOPMENT / REVITALIZATION**

|                          |          |          |  |
|--------------------------|----------|----------|--|
| Stable Communities < 10% | <b>4</b> | <b>3</b> |  |
|--------------------------|----------|----------|--|

**Choose only one option under A or only one option under B. Indicate selection in box above. Additional required questions depending on option selected:**

**A. Stable Communities**

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/):
2. Less than **10%** below Poverty level (see Income) Actual Percent **8.49%**
3. Designated Middle or Upper Income level (see Demographics) Designation: **Middle**

|   |            |        |
|---|------------|--------|
| 4 | Yes/No     | Yes/No |
|   | <b>Yes</b> |        |

**B. Community Redevelop / Revitalization Plans and Strategies**

Website address displaying Plan information: \_\_\_\_\_

**1. Statutory Redevelopment Plans**

- a) Project is located in area w/ ongoing Redevelopment Plan adopted by the local govt: \_\_\_\_\_
- b) Redevelopment Plan has been formulated by the local government under O.C.G.A.: **<<Select statute>>**
- c) Redevelopment Plan is current? Date Redevelopment Plan adopted by local govt: \_\_\_\_\_
- d) Redevelopment Plan clearly targets the specific neighborhood in which the project is located? Page nbr(s): \_\_\_\_\_
- e) Redevelopment Plan clearly documents its' direct effect on the site of the proposed project? Page nbr(s): \_\_\_\_\_

|     |           |        |
|-----|-----------|--------|
| 2   | Yes/No    | Yes/No |
| 1a) | <b>No</b> |        |
| b)  | <b>No</b> |        |
| c)  | <b>No</b> |        |
| d)  | <b>No</b> |        |
| e)  | <b>No</b> |        |

**2. Redevelopment Zones**

Type: **<<Select>>** Identifier/Nbr: \_\_\_\_\_  
 Name of concerted community revitalization plan: \_\_\_\_\_

|    |        |        |
|----|--------|--------|
| 2  | Yes/No | Yes/No |
| 2. |        |        |

**3. Local Redevelopment Plan - includes items below?**

Name of Plan: \_\_\_\_\_

- a) Adopted on or before January 1, 2013? Date adopted: \_\_\_\_\_
- b) A discussion of potential sources of funding for the plan; Page nbr(s): \_\_\_\_\_
- c) A clearly delineated target area that includes the proposed project site Page nbr(s): \_\_\_\_\_
- d) Detailed policy goals (one of which must be the rehabilitation or production of affordable rental housing) Page nbr(s): \_\_\_\_\_
- e) Implementation measures along with specific time frames for the achievement of such policies and housing activities. Page nbr(s): \_\_\_\_\_
- f) The proposed development project must support at least one of the goals of the redevelopment or revitalization plan; Page nbr(s): \_\_\_\_\_
- g) An assessment of the existing physical structures and infrastructure of the community Page nbr(s): \_\_\_\_\_

|     |           |        |
|-----|-----------|--------|
| 1   | Yes/No    | Yes/No |
| 3a) | <b>No</b> |        |
| b)  | <b>No</b> |        |
| c)  | <b>No</b> |        |
| d)  | <b>No</b> |        |
| e)  | <b>No</b> |        |
| f)  | <b>No</b> |        |
| g)  | <b>No</b> |        |

**Is the Plan:**

- h) Formulated by Owner of project and submitted to a local government for approval? **h)** \_\_\_\_\_ **i) A short-term work plan?** **i)** \_\_\_\_\_
- j) A comprehensive plan, consolidated plan, municipal zoning plan or land use plan? **j)** \_\_\_\_\_ **k) More than four years old?** **k)** \_\_\_\_\_

*Applicant's comments regarding this section of scoring:*

The project is located in a Stable Community, as Census Tract 0103.01 is in an upper income and low minority concentration area that has 8.49% poverty according to the most recent FFIEC data. Because the project land is vacant, the nearest physical street address was used.

**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                | Score Value | Self Score | DCA Score |
|----------------|-------------|------------|-----------|
| <b>TOTALS:</b> | 103         | 54         | 14        |

*DCA's Comments:*

[Empty yellow comment box]

**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|  |  | Score Value                    | Self Score | DCA Score          |
|--|--|--------------------------------|------------|--------------------|
| <b>TOTALS:</b>   |  | <b>103</b>                     | <b>54</b>  | <b>14</b>          |
| <b>8. PHASED DEVELOPMENTS / PREVIOUS PROJECTS</b>  | <i>(choose only one)</i>   | <b>3</b>                       | <b>3</b>   | <b>0</b>           |
| <b>A. Phased Developments</b>  |  | 3                              | A.         |                    |
| 1. Is the proposed project part of a <b>Public Housing Authority's</b> master plan for redevelopment in which one or more phases received an allocation of 9% tax credits within the past 3 funding rounds and at least one phase has commenced construction per that allocation?                            |  |                                | 1.         | Yes                |
| If Yes, indicate DCA Project Nbr and Project Name of that phase: Number: <input type="text"/> Name: <input type="text"/>   |  |                                |            |                    |
| 2. Was the community originally designed as one development with different phases?   |  |                                | 2.         | No                 |
| 3. Are any other phases for this project also submitted during the current funding round?  |  |                                | 3.         | No                 |
| 4. Was site control over the entire site (including all phases) in place when the initial phase was closed?  |  |                                | 4.         | No                 |
| <b>OR B. Previous Projects</b>   | <i>NOTE: Score will be auto-filled based on the number of funding cycles selected below.</i> | <b>3</b>                       | B.         | <b>3</b>           |
| Proposed development site is w/in the boundaries of a Local Government where a 9% Credit, 4% Credit and/or HOME project has not been awarded w/in last OR is located outside of a 2-mile radius from such a funded project in Urban areas or outside of a 10-mile radius from such a project in Rural areas. |  | <input type="text" value="5"/> |            | DCA funding cycles |

*Applicant's comments regarding this section of scoring:*

According to DCA's Exhibit B to Appendix II List of Previous Projects, the project is within the boundaries of a Local Government in which a 9% Credit, 4% Credit, and/or HOME project has not been awarded within the last five (5) DCA funding cycles. A copy of Exhibit B to Appendix II List of Previous Projects is located behind Binder Tab 30 Phased/Previous Projects and Electronic Tab 30PhasePrev.

*DCA's Comments:*

**9. MARKET**

|   |  | Score Value | Self Score | DCA Score |
|---|--|-------------|------------|-----------|
| <b>9. MARKET</b>  |  | <b>2</b>    | <b>2</b>   |           |
| For DCA determination:  |  |             |            | Yes/No    |
| a) Have occupancy rates at comparable DCA properties experienced a significant decline (more than 5% over a two year period)?   |  |             | a)         |           |
| b) Are more than two DCA funded projects in primary market area which have occupancy rates of less than 90% and compete for same tenant base as proposed project?   |  |             | b)         |           |
| c) 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)         |           |
| d) Is there less than a 10% difference in proposed rents and market rate rents at comparable properties?  |  |             | d)         |           |
| e) Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?  |  |             | e)         |           |

*Applicant's comments regarding this section of scoring:*

As per the Market Feasibility Analysis performed by Real Property Research Group, based on strong senior household growth, low affordability and demand capture rates, project based rental subsidies, and limited affordable senior-oriented rental housing in the Allen Road Market Area, sufficient demand exists to support the rehabilitation of Allen Road Senior Apartments' 100 units. The Market Study can be found at Binder Tab 05 Market and Electronic Tab .

*DCA's Comments:*

**10. WAIVER OF QUALIFIED CONTRACT RIGHT / TENANT OWNERSHIP PLAN**

|   |   | Score Value                      | Self Score | DCA Score                      |
|---|---|----------------------------------|------------|--------------------------------|
| <b>10. WAIVER OF QUALIFIED CONTRACT RIGHT / TENANT OWNERSHIP PLAN</b> |   | <b>1</b>                         | <b>1</b>   | <b>0</b>                       |
| <b>A. Waiver of Qualified Contract Right</b>                          | Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?                 | <input type="text" value="Yes"/> | A.         | <input type="text" value="1"/> |
| <b>B. Tenant Ownership</b>  | Applicants commit to a plan for tenant ownership at end of compliance period (only applies to single family units). | <input type="text" value="No"/>  | B.         |                                |

*Applicant's comments regarding this section of scoring:*

The Benoit Group, LLC agrees to remain rent-restricted and income-restricted for the Compliance Period and for 15 years after the close of the Compliance Period.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|                | <u>Score Value</u> | <u>Self Score</u> | <u>DCA Score</u> |
|----------------|--------------------|-------------------|------------------|
| <b>TOTALS:</b> | 103                | 54                | 14               |

**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|   | Score Value | Self Score | DCA Score |
|---|-------------|------------|-----------|
| <b>TOTALS:</b>  | <b>103</b>  | <b>54</b>  | <b>14</b> |
| <b>11. NON-PROFIT</b>   |             |            |           |
| Is the applicant claiming these points?   | 3           | No         |           |
| Is the required documentation included in the appropriate tab of the application? |             | No         |           |
| <i>Applicant's comments regarding this section of scoring:</i>                    |             |            |           |

N/A

DCA's Comments:

|   |   |             |   |                        |          |  |
|---|---|-------------|---|------------------------|----------|--|
| <b>12. RURAL (80 total units or less, must be 100% new construction)</b>  | <input style="width: 50px;" type="text" value="150"/> | Total Units | <input style="width: 50px;" type="text" value="100.00%"/> | % New Construction     | <b>3</b> |  |
| Each Applicant will be limited to claiming these points for one project in which they have a direct interest and which involves 100% new construction of 80 or fewer units. Failure by the Applicant to designate these points to qualified projects, or to incorrectly designate these points, will result in no points being awarded. |   |             |   |                        |          |  |
| <i>Applicant's comments regarding this section of scoring:</i>  |   |             |   | <i>DCA's Comments:</i> |          |  |

N/A

|  |          |  |               |
|--|----------|--|---------------|
| <b>13. DCA COMMUNITY INITIATIVES</b>   | <b>1</b> |  |               |
| Letter from a designated <input clearly:<="" style="width: 200px;" td="" that="" type="text" value=" &lt;&lt;Select a DCA Community Initiative&gt;&gt; "/> <td></td> <td></td> <td style="text-align: center;">Yes/No Yes/No</td>                  |          |  | Yes/No Yes/No |
| A. identifies the project as located w/in political jurisdiction: <input <="" <input="" style="width: 150px;" td="" type="text" value=" &lt;Select Community of Opportunity&gt; "/> <td></td> <td></td> <td style="text-align: center;">A. No</td> |          |  | A. No         |
| B. is indicative of the community's affordable housing goals   |          |  | B. No         |
| C. identifies that the project meets one of the objectives of the Community  |          |  | C. No         |
| D. is executed by the official representative of the Community   |          |  | D. No         |
| <i>Applicant's comments regarding this section of scoring:</i>   |          |  |               |

N/A

DCA's Comments:

|   |          |          |          |
|---|----------|----------|----------|
| <b>14. LEVERAGING OF RESOURCES</b>  | <b>7</b> | <b>1</b> | <b>0</b> |
| Indicate which of the following criteria the project will meet:   |          |          |          |
| 1. Funding or assistance provided will be binding and unconditional except as set forth in this section.                                      |          | Yes      |          |
| 2. Resources will be utilized if the project is selected for funding by DCA   |          | Yes      |          |
| 3. Loans are for both construction and permanent financing phases   |          | Yes      |          |
| 4. Loans are for a minimum period of ten years and reflect interest rates at or below AFR.  |          | Yes      |          |
| 5. Commitment or award documentation meets the terms and conditions as applicable specified in Appendix I, Threshold Criteria, Section I (I). |          | Yes      |          |

**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|  |                                | Score Value                             | Self Score | DCA Score |
|--|--------------------------------|---|------------|-----------|
| <b>TOTALS:</b>   |                                | <b>103</b>                              | <b>54</b>  | <b>14</b> |
|  |                                | 4                                       | 0          | 0         |
| <b>A. Grants/Loans</b>   |                                |   |            |           |
| <b>1. Qualifying Sources</b>   |                                |   |            |           |
|  | Amount                         |   |            |           |
| a) Community Development Block Grant (CDBG) program funds  |                                |   |            | No        |
| b) Federal Home Loan Bank Affordable Housing Program (AHP)   |                                |   |            | No        |
| c) HOME Funds  |                                |   |            | No        |
| d) NSP   |                                |   |            | No        |
| e) Beltline Grant  |                                |   |            | No        |
| f) Housing Opportunity Bonds   |                                |   |            | No        |
| g) HUD 202 or 811 program funds  |                                |   |            | No        |
| h) Historic tax credit proceeds  |                                |   |            | No        |
| i) Replacement Housing Funds   | 205,000                        |   |            | Yes       |
| j) Grant funds from nonprofit organizations  |                                |   |            | No        |
| k) Loans with interest rates below AFR from nonprofit organizations  |                                |   |            | No        |
| l) Grant funds from government entities  |                                |   |            | No        |
| m) Loans with interest rates below AFR from government entities  |                                |   |            | No        |
| n) Other funding sources approved at DCA's sole discretion   |                                |   |            | No        |
| Total Qualifying Sources (TQS):  | 205,000                        |   | 0          |           |
| <b>2. Point Scale</b>  | Total Development Costs (TDC): | 16,810,322                              |            |           |
|  | TQS as a Percent of TDC:       | 1.2195%                                 | 0.0000%    |           |
| <b>B. Local Government / Non-profit Contribution</b>   |                                |   |            |           |
| Project receives long-term (no less than 45-year) ground lease from a local public housing authority, local government or a charitable nonprofit organization for nominal consideration and no other land costs.   |                                |   |            |           |
|  |                                |   | 1          | 1         |
| <b>C. Off Site Improvement, Amenity and Facility Investment</b>  |                                |   |            |           |
| Name of Unrelated Third Party  |                                |   |            |           |
| Description of Improvement(s)  |                                |   |            |           |
| Full Cost of Improvement / Percent of TDC:   |                                |   | 0.0000%    | 0.0000%   |
| <i>Applicant's comments regarding this section of scoring:</i>   |                                |   |            |           |
| The project will receive Replacement Housing Funds that are 2.1349% of the Total Development Cost. The commitment letter for these funds are located at Binder Tab 01 Feasibility and Electronic Folder 01Feasibility. Included in Section 8 you will find the Option to Ground Lease for the project. |                                |   |            |           |
| <i>DCA's Comments:</i>   |                                |   |            |           |
|  |                                |   |            |           |
| <b>15. SUPERIOR PROJECT CONCEPT AND DESIGN</b>   |                                |   |            |           |
| <b>A. Innovative Project Concept and Design</b>  |                                | Is the applicant claiming these points? | 6          | 6         |
| If Yes, a form for applicant's required narrative is located in Tab IX-B of this electronic core application. Is a completed printed copy of this narrative (no more than two pages) included in the application binder where indicated by the Tabs Checklist?   |                                |   |            |           |
|  |                                |   | No         | No        |
| <b>B. Community-Driven Housing Strategies</b>  |                                | Is the applicant claiming these points? | 3          | 3         |
| Is the required documentation included in the appropriate tab of the application as determined by the Tabs Checklist?  |                                |   |            |           |
|  |                                |   | No         | No        |
| <i>Applicant's comments regarding this section of scoring:</i>   |                                |   |            |           |
| N/A  |                                |   |            |           |

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|                |                    |                   |                  |
|----------------|--------------------|-------------------|------------------|
|                | <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
| <b>TOTALS:</b> | <b>103</b>         | <b>54</b>         | <b>14</b>        |

DCA's Comments:

**16. INTEGRATED SUPPORTIVE HOUSING**

**A. Agreement to accept PBRA for Target Population**

Applicant agrees to accept government project-based rental assistance for up to 15% of the units for the purpose of providing integrated housing opportunities to individuals with mental illness, as defined in the Settlement Agreement between the State of Georgia and the Department of Justice (#1:10-CV-249-CAP) and to individuals eligible to participate in the Money Follows the Person program.

**B. Target Population Preference**

Applicant's comments regarding this section of scoring:

The project will have 17% of its units marketed to and/or occupied by individuals with disabilities or special needs and to individuals eligible to participate in the Money Follows the Person program. The commitment for PBRA executed by the authorized regulatory agency and the administrative plan are located at Binder Tab 36 and Electronic Folder 36SuppHsg.

DCA's Comments:

**17. HISTORIC PRESERVATION**

(choose only one)

**A.** The property is an adaptive reuse of a certified historic structure (either listed individually on the National Register, or as a contributing structure in a National Register Historic District), or is deemed via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register.

OR **B.** The property is certified historic structure (either listed individually on National Register, or as contributing structure in a National Register Historic District), or is deemed via Georgia DNR-HPD approved NPS Part 1-Evaluation of Significance to have preliminary determination of listing on National Register.

Applicant's comments regarding this section of scoring:

N/A

DCA's Comments:

**18. PRESERVATION PRIORITY POINTS**

**A. Core Priority**

Select Preservation Set Aside and Preservation in "Part I Project Info" tab. Enter Y in Threshold 23 Preservation Eligibility.

**1. DCA HOME Properties**

Application proposes to pay the full balance of a DCA HOME loan where the minimum statutory period of affordability has expired?

OR **2. Expiring Tax Credit Properties**

Application proposes to rehabilitate an existing tax credit property which has met or will meet the 15-year Compliance Period prior to the earlier of the date of acquisition by the new development owner or the end of the year of the carryover allocation. (Only properties that originally received an award of 9% credits and continue to be subject to extended use restrictions are eligible for points.)

OR **3. HUD Properties**

- a) Project is under development by a local public housing authority using replacement housing factor (RHF) funds or a loan secured by the assets and/or capital funds of the PHA as the primary source of financing?
- b) Project has a project-based Section 8 contract but is eligible to opt out of that contract with a one-year notice to tenants. To be eligible to opt out, the Contract must be out of its original term and in a renewal period of 5 years or less.
- c) Project is an existing HUD 236 project. The Interest Reduction Payment (IRP) will be decoupled from Section 236 agreement if housing credits are awarded (exceptions permitted on case-by-case basis). The affordability requirements of Section 236 agreement will also be maintained for the property.
- d) Project is an affordable non-public housing project that has existing funding from HUD, is severely deteriorated and has been designated by HUD as a preservation project that is in danger of losing its affordability.

|           |    |              |          |
|-----------|----|--------------|----------|
| <b>6</b>  |    | <b>3</b>     | <b>0</b> |
| <b>3</b>  | A. | <b>3</b>     |          |
|           |    | <b>Agree</b> |          |
| <b>3</b>  | B. |              |          |
| <b>3</b>  |    | <b>0</b>     | <b>0</b> |
| <b>3</b>  | A. |              |          |
| <b>1</b>  | B. |              |          |
| <b>20</b> |    | <b>3</b>     | <b>0</b> |
| <b>6</b>  | A. | <b>0</b>     | <b>0</b> |
| <b>6</b>  | 1. | <b>0</b>     | <b>0</b> |
|           |    | <b>No</b>    |          |
| <b>4</b>  | 2. | <b>0</b>     | <b>0</b> |
|           |    | <b>No</b>    |          |
| <b>3</b>  | 3. | <b>0</b>     | <b>0</b> |
|           | a) | <b>Yes</b>   |          |
|           | b) | <b>No</b>    |          |
|           | c) | <b>No</b>    |          |
|           | d) | <b>No</b>    |          |

**PART NINE - SCORING CRITERIA - 2013-0 Providence at Parkway Village, Fairburn, Fulton County**

|   | Score Value | Self Score | DCA Score |
|---|-------------|------------|-----------|
| <b>TOTALS:</b>  | <b>103</b>  | <b>54</b>  | <b>14</b> |
| <b>B. Add-On Priorities</b>   | <b>14</b>   | <b>3</b>   | <b>0</b>  |
| <b>1. Project-Based Rental Assistance or Subsidies</b>  | 4           | 1.         | 0         |
| a) Application proposes to preserve an affordable housing property receiving project-based rental subsidies for 100% of the total residential units that is within two years of any permitted prepayment or subsidy contract expiration with a likely conversion to market rate housing or equivalent loss of low income use restrictions. The property must also have been designated by HUD as a High priority project. | 4           | a)         |           |
| or b) Application preserves a project with a commitment of government-awarded rental assistance or subsidies for at least 30% of low-income units for a minimum of five (5) years. This percentage will be calculated based on the total residential units (common space employee units will not be included in the total residential units).   | 2           | b)         |           |
| <b>2. Not Previously Rehabilitated</b>  | 1           | 2.         | <b>1</b>  |
| <b>3. Average Occupancy</b>   | 2           | 3.         | 0         |
| a) Application has a documented average physical occupancy of at least <b>90%</b> for the 6 months period prior to Application submission (December to May)   | 2           | a)         | <b>2</b>  |
| or b) Application has a documented average physical occupancy of at least <b>80%</b> for the 6 months period prior to Application submission (December to May)  | 1           | b)         |           |
| <b>4. Compliance Period</b>   | 3           | 4.         | 0         |
| a) Application will rehabilitate an existing tax credit property with a Compliance Period that began at least 20 years prior to the application deadline.   | 3           | a)         |           |
| or b) Application will rehabilitate an existing tax credit property with a Compliance Period that began at least 18 years prior to the application deadline.  | 2           | b)         |           |
| <b>5. Hard Costs Proportion</b> Application construction hard costs are at least 45% of TDC. <span style="border: 1px solid black; padding: 2px;">65.7533%</span>   | 2           | 5.         | <b>2</b>  |
| <b>6. High Performing School Zones</b>  | 3           | 6.         |           |
| Application preserves a Family property which is located in the attendance zone of a high-performing elementary school. DCA defines a high-performance school as one in which each grade level meets or exceeds the average state achievement level.  |             |            |           |

*Applicant's comments regarding this section of scoring:*

The Benoit Group Development Company is working with The Housing Authority of Fulton County and the City of Sandy Springs on this project, which will be utilizing replacement housing factor (RHF) funds. The commitment letter for these funds are located at Binder Tab 01 Feasibility and Electronic Folder 01Feasibility.

*DCA's Comments:*

|   |           |           |           |
|---|-----------|-----------|-----------|
| <b>19. COMPLIANCE / PERFORMANCE</b>   | <b>10</b> | <b>10</b> | <b>0</b>  |
| Is there a Pre-Determination Letter From DCA included in this application for this criterion? |           |           |           |
| <b>A. Owner/Developer</b>   |           | A.        | <b>10</b> |
| <b>B. Manager (Pass or Fail)</b>  |           | B.        |           |

*Applicant's comments regarding this section of scoring:*

DCA's Pre-Determination Letter dated May 21, 2013 denoting "Qualified with Conditions" is located at Binder Tab 18 Qualification Determination and Compliance and Electronic Folder 18QualDetCompl.

*DCA's Comments:*

|  |  |            |           |           |
|--|--|------------|-----------|-----------|
| <b>*** Check point score value for this criteria</b> | <b>TOTAL POSSIBLE SCORE</b>                    | <b>103</b> | <b>54</b> | <b>14</b> |
|  | <b>TOTAL SCORE WITHOUT PRESERVATION POINTS</b> |            | <b>51</b> | <b>14</b> |

**Scoring Section 15A - Innovative Project Concept and Design Narrative**

Providence at Parkway Village

Fairburn, Fulton County

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**Scoring Section 15A - Innovative Project Concept and Design Narrative**

Providence at Parkway Village

Fairburn, Fulton County

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 2013 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 DCA, the DCA will recapture the LIHTCs or request that the IRS deny tax credits to the Applicant entity. Also, the supplier of such false information, including the developer or owner, will be barred by the 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 that 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 that 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 in conjunction with the project, diminution of the credit, loss of the credit, recapture of part or all of the credit or failure to allocate the credit requested in 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 or other DCA-generated documents 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.
- 7) I understand that any misrepresentations 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.
- 8) I certify that all Federal, State and local subsidies 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, and final allocation/funding.
- The State of Georgia Department of Community Affairs (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]