

2014 Application Tabs Checklist for: Pigeon Creek Apartments, Manchester, Me

For any information deemed necessary for any Threshold and/or Scoring categories, but that is not listed specifically on information under the last Tab (labeled "Additional"). Please note that the Tabs Checklist may r

Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
Completed Tabs Checklist			
00	Project Overview	00	Core Application including Project Narrative
		01	Application Letter Certification
		02	Copy of Tax Exempt Bond Inducement Resolution, if applicable
		03	Public Benefits Affidavit
		04	Public Benefits Affidavit secure and verifiable documentation
		05	Documentation from USDA confirming project is located in a rural area, if applicable
		06	Waiting List Document for the Tie-Breaker
Appendix I: Threshold			
01	I. Feasibility	01	Applicable PHA rent and Utility Allowance limits
	Section 6	02	PBRA agreement, including most recent rent and utility allowance adjustment, if applicable; also include approval of proposed target population preference, or HUD designation as High Priority, if applicable
	Section 7		
	Section 8	03	01 Copy of Draft Developer Agreement 02 Draft note for Deferred Developer Fee, if applicable
	Section 9	04	01 Preliminary Commitments for all financing and equity 02 HUD confirmation from HUD that application is under serious consideration, if applicable 03 USDA Notice to Proceed, if applicable 04 AHP confirmation that FHLB is reviewing application, if applicable 05 Final confirmation for HUD, USDA and AHP; or Alternate financing
	Section 10	05	01 Assumption of Existing Debt, if applicable 02 Copy of original Promissory Note and any amendments and modifications to it 03 Copy of original Loan Agreement and any amendments and modifications to it 04 Copy of original Mortgage, Deed to Secure Debt, or Trust and any amendments and modifications to it
		06	Documentation, explanation and / or calculation for real estate tax expense and insurance expense project
		07	Three years' audited operating statements, if applicable
02	II. Cost Limits	01	Copy of DCA waiver of cost limit, if applicable
03	III. Tenancy	01	Copy of instructions and corresponding compliance with regard to Other tenancy, if applicable
04	IV. Services	01	Copy of Other Services approval by DCA, if applicable
	Section A	02	Final Binding Contract for Proposed Services must be provided prior to issuance of forms 8609, if applicable
	Section B		
05	V. Market	01	Market Study
06	VI. Appraisal	01	Appraisal, applicable if there is an Identity of Interest between Buyer and Seller
07	VII. Environmental	01	For HOME/HUD funded projects, including but not limited to PBRA: Site and Neighborhood Standards for
	Section 2	02	Environmental Phase I including DCA required non-scope items a) through I)
	(For hard copy, move tab to separate binder, please)	03	Environmental Phase II, if applicable
		04	Other (Specify)
08	VIII. Site Control	01	Documentation of Site Control evidencing legal control by proposed GP or LP

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
		02	Ground lease
		03	Legal Description
		04	HOME Contract Addendum (if applicable) / or right to withdraw
09	IX. Site Access	01	Legally accessible Access to Site must include appropriate drawings, survey or other documentation, as ;
		02	Comitment for funding
		03	Proof of ownership and easements

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10	X. Zoning	01	Zoning confirmation letter	
		02	Explanation or copy of applicable zoning ordinance	
		03	HOME funds: see HOME/HUD Environmental Guidance	
		04	Architectural Site Conceptual Development Plan in graphic or narrative form demonstrating zoning compl	
11	XI. Utilities	01	Letter, signed and on letterhead, from appropriate utility company confirming the availability and capacity	
12	XII. Water/sewer	01	Letter, signed and on letterhead, from public water and sewer authority confirming the availability and cap	
		02	Evidence of easements and commitments from utility procedures necessary to extend utilities to property	
		03	Verification of annexation and improvements, if applicable	
13	XIII. Local Gov't	01	Public Notice of meetings	
		02	Evidence of public meeting and presentations to local government and residents of surrounding commun	
		03	Resolutions or letters of support from Local Government officials (optional)	
14	XIV. Amenities	01	Pre-approval of amenities not included in Architectural Manual, if applicable	
15	XV. Rehab Standards	Section A 01	Copy of rehabilitation standards waiver, if applicable	
		Section B 02	For rehab and adaptive reuse projects, a Physical Needs Assessment	
		Section C 03	For rehab and adaptive reuse projects, a DCA Rehabilitation Work Scope form	
16	XVI. Site Info and Development Plan	01	11"x17" Conceptual Site Development Plan	
		02	Location and vicinity map (identify all parcels for scattered site)	
		03	Site maps and color photographs	
		04	Aerial photos of proposed site	
17	XIX. Design Standards	Section 2 01	Copy of architectural standards waiver, if applicable	
		02	Pre-approval of design options not included in Architectural Manual, if applicable	
18	XX. Qualification Determination AND	01	Qualification Determination from DCA	
		02	General Partner organizational documents, including Operating Agreement	
		03	Documentation that organizational entities are registered to do business in GA	
		04	All partnership and consulting agreements between project participants	
	XXI. Compliance History	Section A	05	DCA Performance Workbook for General Partner(s) and Developer(s), and all supporting documentation
			06	Performance Questionnaire for General Partner(s) and Developer(s) Principal
		Section B	07	Supporting documentation/explanations related to Performance Questionnaire
			08	DCA Compliance History form executed by other State Housing Agencies pursuant to DCA instructions
		09	Executed criminal and credit background check release forms	
		10	Other (Specify)	
19	XXII. Nonprofit	Section A 01	Opinion of a third party attorney on the non-profit's current federal tax exempt qualification status	
		02	Secretary of State Certification of Nonprofit status	
	Section F	03	Copy of the general partnership joint venture agreement, if applicable	
		04	IRS confirmation letter, or if newly formed, a copy of the non-profit's by-laws or Articles of Incorporation e housing as one of its tax-exempt purposes	

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
20	XXIII. CHDO	01	Copy of the State CHDO Pre-qualification / renewal letter (only applicable if HOME Consent has been iss
		02	List of key employees, resumes, contracts for any consultants or contractors
		03	Evidence of CHDO Predevelopment Loan, if applicable

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name			
21	XXIV. Additional HUD Requirements	01	Established agreements with HUD regarding different standards of review			
		02	US Census Tract documentation			
		03	Certification for Contract, Loans and Co-operative Agreements			
		04	Disclosure of Lobbying Activities			
		05	Applicant / Recipient Disclosure / Update Report			
		06	MBE / WBE Outreach Plan Guide form			
		07	Affirmatively Furthering Fair Housing Marketing Plan			
		08	HOME Site and Neighborhood Standards Certification			
22	XXV. Legal Opinions	Section A	01	Projects involving acquisition and rehabilitation require a Legal opinion regarding Acquisition Credit eligibi		
		Section B	02	Projects operated as assisted living facilities require a legal opinion regarding Credit eligibility		
		Section C	03	For non profit projects, see Sec. XXII A		
		Section D	04	Scattered site projects require a legal opinion that includes a reference to the proposed site plan		
23	XXVI. Relocation (if occupied)	01	All applications must include a Site Relocation Survey form			
		02	Relocation Displacement Spreadsheet			
		03	Detailed Project Relocation Displacement Plan and Cost Estimate Form			
		04	Multifamily Tenant Relocation Plan Certification			
		05	Occupancy History (3 months)			
		06	Tenant Household Data Forms - each unit			
		07	General Info Notice for Occupants with Proof of Delivery			
		08	HOPE VI or other master relocation plans			
Appendix II: Scoring only						
24	III. Desirable/Undesirable	01	Desirable/Undesirable form			
		02	Site map indicating location of desirable/undesirable activity/characteristic with a key/legend			
		03	Color original or color copy pictures of each desirable/undesirable activity/characteristic			
		04	Documentation of Exceptions of Undesirable Deductions from the Owner (or government source) of any t			
		05	Documentation evidencing the desirable activity/characteristic proposed on sites under construction			
25	IV. Transportation	Section A	01	01 Narrative submitted and signed by a representative of the transit agency describing the strategic plan		
			02	Documentation demonstrating site control as well as the strategic plan for the proposed site		
			03	Map showing location of the transit stop in relation to the proposed development site		
			04	Color photograph of the transit stop accompanied by description of the stop's location.		
			05	Documentation and web address (URL) from transit authority showing relevant transportation route		
	Section B,C,D	02	01	Map showing location of the transit stop in relation to the proposed development site		
			02	Color photograph of the transit stop accompanied by description of the stop's location.		
			03	Documentation and web address (URL) from transit authority showing relevant bus route and schedu		
			Section E	03	01	Map showing the location of the transit stop in relation to the proposed development site (not applica
					02	Color photograph of the transit stop accompanied by description of the stop's location.

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
		03	Documentation from transit service showing the cost of service, availability, and route
		04	Documentation demonstrating how the public is made aware of the transit service
26	V. Brownfield	01	Evidence of designation as a Brownfield site
		02	Opinion from attorney, PE or PG that property meets criteria for EPA No Further Action or Limitation of Liability letter (receipt of letter required prior to issuance of forms 8609)
		03	Proposed scope of work for cleanup of a site, if applicable
		04	Detailed budget for clean up, if applicable
		05	Timeline for clean up, if applicable
27	VI. Sustainable Developments	01	01 Copy of Executed Earthcraft Communities Memorandum of Participation for the development where 02 If Memorandum is unsigned by Applicant, provide a narrative as to how the Memorandum is applicable 03 Draft scoring worksheet including minimum score under the program to qualify for the designation and 04 Site Analysis Packet (provided at Pre-Application)
		02	01 Draft scoring worksheet including minimum score under the program to qualify for the designation and 02 Documentation of the project's registration in the LEED database 03 Feasibility study prepared by a LEED AP ND (provided at Pre-Application)
		03	01 Draft scoring worksheet including minimum score under the program to qualify for the designation 02 Certificate of Participation in DCA's Green Building for Affordable Housing Training course completed 2013 or 2014.
28	VII. Stable Communities	01	Each page of FFIEC census demonstrating project meets requirements for point category
		02	Map clearly showing the census tract of the proposed site
29	VIII. Community Revitalization Plans	01	01 DCA Neighborhood Revitalization Certification Form 02 Evidence of adoption and reauthorizations demonstrating the plan is active 03 Map of area targeted by plan identifying location of project 04 Website address where information regarding the plan can be located 05 Documentation evidencing that the proposed site is located in a QCT 06 Details regarding community input and public hearing held prior to adoption of the Local Redevelopment plan 07 A copy of the full revitalization plan
		02	Evidence that census tract is eligible for AND has received designation as a MilitaryZone
		03	01 CHOICE Neighborhood grant award 02 Documentation that the proposed project is included in the targeted area
30	IX. Phased/ Previous Projects	01	01 Master Plan with complete project concept showing all phases 02 Documentation that site control was established for all phases when the initial phase is closed
		02	Legible street map indicating the subject site and the boundary for a 2 mile radius in all directions for non
31	XI. Extended Affordability Commit	01	If applicable, a viable homeownership strategy for residents who inhabit the units before the end of the Co
32	XII. Nonprofit	01	DCA Nonprofit Assessment Form

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Tab Nbr	Tab Name/Description	Item Nbr	Form Nbr and/or Form Name
		02	Copy of organization's publicly available federal form 990 for 2011 and 2012
		03	Copy of 2011 and 2012 recent annual audits completed by an independent auditor for the non profit
		04	Focused Service commitments for the proposed projects
		05	Documentation of rental assistance for at risk populations
33	XIV. DCA Community Initiatives	01	Letter executed by Official Representative
34	XV. Leveraging of Public Resources Section C	01	Detailed source of funds
		02	Amount of investment
		03	Timeline for completion
		04	Description and location of improvements on a legible site map
		05	Narrative that includes benefit specific to the tenant base
		06	For historic tax credits only, a copy of the GA DNR-HPD and NPS approved Part 1, Part 2 and the Georg

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Tab Nbr	Tab Name/Description	Section	Item Nbr	Form Nbr and/or Form Name
35	XVI. Superior Project Concept	Section A	01	01 Innovative Project Concept and Design Narrative from Core Application Tab IX-B, if applicable 02 Staffing and Organizational Plan 03 Description of how the measurable benefit for the innovation will be tracked 04 Case studies, white papers or other analysis in support of approach 05 Commitment for operating subsidy, if applicable 06 Other documents that support the ranking factors
		Section B	02	01 Narrative, written and signed by Local Government representative on appropriate letterhead 02 Copy of strategic initiative along with authorizing documentation for implementation of the plan, if any
36	XVII. Integrated Supportive Housing	Section A	01	Memorandum of Understanding with a State or Local behavioral health agency responsible for community service provider equipped to provide referrals and support services to the target population 02 Evidence of service provider experience and capacity
37	XVIII. Historic Preservation	Section A	01	Documentation on the previous use of the building
		Section A,B	02	Documentation of whether or not the building is occupied 03 Narrative of how the (specific) building(s) will be reused 04 Preliminary equity commitment for historic rehabilitation credit 05 Copy of GA DNR-HPD and NPS approved Part 1- Evaluation of Significance
38	XIX. Preservation	Section A,B	01	Forms 8609s showing first and last year of credit period
		Section E	03	Project rent roll for each month that clearly indicates each occupied and each vacant unit.
		Section F	04	Legal opinion, with supporting IRS documentation, verifying the number of years since the beginning of th
39	XX. High Performing School Zones		01	Copy of the school's most recent Georgia Department of Education Report Card results
			02	Copy of the State's average Report Card results
			03	Documentation showing that the property is within the attendance zone of the high-performing school
40	XXI. Workforce Housing Need		01	Copy of report from the Census Bureau's "OnTheMap" website demonstrating that the site meets require
41	XXII. Compliance / Performance		01	If properties located outside of Georgia, Documentation from state HFA of the development and ownersh
42	Additional Documentation	Item		<i>Specify Below Any Other Necessary Documents No</i>
	QAP Sect or Manual	Sub-Section	Nbr	Assign Form Nbr (if needed due to multiple documents for same Item Nbr) and/or Form Name
			01	
			02	
			03	
			04	
			05	
			06	
			07	
			08	
			09	
			10	

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Tab	Item		
Nbr	Tab Name/Description	Nbr	Form Nbr and/or Form Name

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reason: Wyckoff at 404-679-0670 or email fairhousing@dca.ga.gov.

Cherokee County

In this Tabs Checklist, please include such items as are applicable. Do not be exhaustive.

	Included?
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	No
	Yes
including Administrative Plan or evidence of HUD review	Yes
	Yes
	Yes
	Yes
	No
	No
	No
	Yes
	Yes
	Yes
mitigation	Yes
	Yes
	No
	No
	No
ible	No
	Yes
	Yes
m	No
	Yes
	No
	No
	Yes

Cherokee County

In this Tabs Checklist, please include such items that do not be exhaustive.

	Incl ?
	No
	Yes
	No
applicable	Yes
	No
	No

Wichoway County

In this Tabs Checklist, please include such items that do not be exhaustive.

	Incl ?
	Yes
	Yes
	No
Finance	Yes
of operating utilities	Yes
Capacity of water/sewer	Yes
, if applicable	No
	No
	Yes
ity	Yes
	No
	No
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	No
	No
	No
	No
	No
videncing inclusion of the fostering of low income	No

Cherokee County

In this Tabs Checklist, please include such items that do not be exhaustive.

	Incl
	?
(continued)	No
	No
	No

Cherokee County

In this Tabs Checklist, please include such items as are applicable. This list is not to be exhaustive.

	Included?
	No
	No
	No
	No
	No
	No
	No
	No
Availability	Yes
	No
	No
	Yes
	Yes
	Yes
	Yes
	Yes
	Yes
	No
	No
	No
	No
Undesirable condition detailing planned change and	No
	No
Planning process for the proposed site	No
	No
	No
	No
Cost and schedule.	No
	No
	No
File.	No
(Include if service is an on-call service).	No
	No

Wilcoff County

In this Tabs Checklist, please include such information that may not be exhaustive.

	Included?
	No
	No
	No
liability letter, with steps and time line for obtaining	No
	No
	No
	No
the project is located	No
close to the project	No
and comments from the Design Review	No
and master site plan for the development	No
	No
	No
dated by a direct employee of the Owner dated 2012,	No
	No
	No
	No
	No
	No
	No
ent Plan	No
	No
	No
	No
	No
	No
	No
	No
-Rural projects	No
compliance Period	No
	No

Wilkes County

this Tabs Checklist, please include such
not be exhaustive.

	Incl ?
	No
	No
	No
	No
	No
	No
	No
	No
a-approved Part A	No

Cherokee County

In this Tabs Checklist, please include such items that may not be exhaustive.

	Incl ?
	No
	No
	No
	No
	No
	No
	No
/	No
by placements, Continuum of Care, or an appropriate	No
	No
	No
	No
	No
	No
	No
the project's Compliance Period.	No
	No
	No
ments	No
ip of required number of LIHTC properties	No
<i>Not Listed in Sections Above</i>	

Wilkes County

In this Tabs Checklist, please include such items that are not be exhaustive.

Incl
?

For services, programs, activities, education and accessible accommodation please contact Sandy

Project Narrative
Pigeon Creek Apartments
Manchester, Meriwether County

Pigeon Creek Apartments is an existing 43-unit, Elderly community located at 43 Rose Court in Manchester, Meriwether County, Georgia. The community is situated on approximately 3.98 acres of land and consists of 8 residential buildings that were completed in 1992. The community was originally constructed using USDA-RD 515 loan proceeds and from the sale of 9% Low Income Housing Tax Credits. Of the 43 units, 42 are subsidized via the USDA Rental Assistance Program in which the tenant pays 30% of their total household income with USDA subsidizing the remainder up to the approved rent. All of the units will be set-aside for tenants whose income does not exceed 60% of Area Median Income. Per the most recent rent roll, the Project is 100% occupied and has a solid history of occupancy over the past three years.

The Project is in average condition and is in need of rehabilitation; mainly modernization of existing interior and exterior components. The rehabilitation will not only enhance the overall appeal and livability for the low to moderating income tenants, but also extend the remaining economic life of the community for many years to come. Funding for the rehabilitation effort will be via loan proceeds from USDA-RD 538 guarantee loan and new 4% Low Income Housing Tax Credits. Short term tax exempt bonds used to meet the 50% test shall be issued by the Housing Authority of the City of Cordele. The bonds will be paid off in entirety at the placed in service date using both 538 and LIHTC proceeds. The new owner will also be assuming the existing USDA-RD 515 debt at very favorable terms.

PART ONE - PROJECT INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Please note:

 Yellow cells - DCA Use

 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:

2014-520

I. DCA RESOURCES

LIHTC (auto-filled based on later entries)	\$ 86,415
DCA HOME (amount from Consent Form)	\$ -

II. TYPE OF APPLICATION

Tax Exempt Bond / 4% credit

Pre-Application Number (if applicable) - use format 2014PA-###
Have any changes occurred in the project since pre-application?

<<Enter Pre-App Nbr>>
<<Select>>

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	William J. Rea, Jr.			Title	CEO
Address	2964 Peachtree Road NW, Ste 640			Direct Line	
City	Atlanta			Fax	(404) 745-0530
State	GA	Zip+4	30305-2153	Cellular	(404) 273-1892
Office Phone	(404) 250-4093	Ext.	703	E-mail	billrea@reaventures.com

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

IV. PROJECT LOCATION

Project Name	Pigeon Creek Apartments			Phased Project?	No
Site Street Address (if known)	43 Rose Court			Scattered Site?	No
Nearest Physical Street Address *				If Yes, Number of Sites	
Site Geo Coordinates	32.869847,-84.63113			Acreage	3.9800
City	Manchester	9-digit Zip**	31816-1100	Census Tract Number	9705.00
Site is predominantly:	Within City Limits	County	Meriwether	QCT?	No DDA? No
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural

* If street number unknown

Legislative Districts **

If on boundary, other district:

Political Jurisdiction

Name of Chief Elected Official	Anthony Clifton	Title	Mayor	Website	www.manchester-ga.com
Address	116 W 2nd Street			Email	mayorclifton@manchester-ga.com
Zip+4	31816-1175	Phone	(706) 846-3141	City	Manchester
				Fax	

** Must be verified by applicant using following websites:

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

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	<input type="checkbox"/>	Adaptive Reuse	<input type="checkbox"/>
Substantial Rehabilitation	<input type="checkbox"/>	Historic Rehab	<input type="checkbox"/>
Acquisition/Rehabilitation	42	For Acquisition/Rehabilitation, date of original construction:	1992

PART ONE - PROJECT INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

B. Mixed Use

	# of PBRA Units	
Number of Low Income Units	42	
Number of 50% Units		
Number of 60% Units	42	42
Number of Unrestricted (Market) Units		
Total Residential Units	42	
Common Space Units	1	
Total Units	43	

E. Buildings	Number of Residential Buildings	8
	Number of Non-Residential Buildings	
	Total Number of Buildings	8

F. Total Residential Parking Spaces

D. Unit Area	Total Low Income Residential Unit Square Footage	27,596
	Total Unrestricted (Market) Residential Unit Square Footage	
	Total Residential Unit Square Footage	27,596
	Total Common Space Unit Square Footage	798
	Total Square Footage from Units	28,394

Total Common Area Square Footage from Nonresidential areas	988
Total Square Footage	29,382

(minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)

VI. TENANCY CHARACTERISTICS

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

If Other, specify:

B. Mobility Impaired	Nbr of Units Equipped:	5
Roll-In Showers	Nbr of Units Equipped:	2

% of Total Units	11.6%
% of Units for the Mobility-Impaired	40.0%

C. Sight / Hearing Impaired	Nbr of Units Equipped:	1
-----------------------------	------------------------	---

% of Total Units	2.3%
------------------	------

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

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

VIII. SET ASIDES

A. LIHTC: Nonprofit

B. HOME: CHDO (must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:						Inducement Date:	<input type="text" value="June 5, 2013"/>			
Office Street Address	<input type="text" value="401 South Tenth Street"/>					Applicable QAP:	<input type="text"/>			
City	<input type="text" value="Cordele"/>	State	<input type="text" value="GA"/>	Zip+4	<input type="text" value="31015-2301"/>					
Contact Name	<input type="text" value="Susan Leger-Boike"/>		Title	<input type="text" value="Executive Director"/>		E-mail	<input type="text" value="susan@cordelehousing.com"/>			
10-Digit Office Phone	<input type="text" value="(229) 273-3938"/>		Fax			Direct line			Cellular	<input type="text"/>

PART ONE - PROJECT INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:

Project Participant	Name of Project	Project Participant	Name of Project
Rea Ventures Group, LLC	Brier Creek	Rea Ventures Group, LLC	Forest Ridge
Rea Ventures Group, LLC	Cox Creek	Rea Ventures Group, LLC	Heritage Manor
Rea Ventures Group, LLC	Crestview Manor	Rea Ventures Group, LLC	Heritage Oaks
Rea Ventures Group, LLC	Fairfield I and II	Rea Ventures Group, LLC	Hidden Creek
Rea Ventures Group, LLC	Forest Pointe	Rea Ventures Group, LLC	Lafayette Gardens

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
Rea Ventures/M&T GA Developers	Heritage Manor		
Rea Ventures/M&T GA Developers	Meadow Wood		
Rea Ventures/M&T GA Developers	Pigeon Bluff		
Rea Ventures/M&T GA Developers	Tan Yard Branch II		
Rea Ventures/M&T GA Developers	Warm Springs		

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation	<input style="width: 50px;" type="text" value="1992"/>		
Original GHFA/DCA Project Number	<input style="width: 100px;" type="text" value="GA-92-006"/>		
First Year of Credit Period	<input style="width: 50px;" type="text" value="1995"/>	First Building ID Nbr in Project	<input style="width: 100px;" type="text" value="GA-92-006-01"/>
Expiring Tax Credit (15 Year)	<input style="width: 50px;" type="text" value="Yes"/>	Last Building ID Nbr in Project	<input style="width: 100px;" type="text" value="GA-92-006-08"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100px;" type="text" value="January 1, 2010"/>		

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable <u>non</u> public housing project	<input style="width: 50px;" type="text" value="No"/>	HUD funded affordable public housing project	<input style="width: 50px;" type="text" value="No"/>
---	--	--	--

PART ONE - PROJECT INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

Is proposed project part of a local public housing replacement program?	<input type="text" value="No"/>	
Number of Public Housing Units reserved and rented to public housing tenants:	<input type="text"/>	% of Total Residential Units
Nbr of Units Reserved and Rented to PHA Tenants w/ PBRA or Households on Waiting List:	<input type="text"/>	% of Total Residential Units
Local PHA	<input type="text"/>	
Street Address	<input type="text"/>	
City	<input type="text"/>	Zip+4 <input type="text"/>
Area Code / Phone	<input type="text"/>	Fax <input type="text"/>
Contact	<input type="text"/>	
Email	<input type="text"/>	
Direct line	<input type="text"/>	
Cellular	<input type="text"/>	

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" value="43"/>
	Number Occupied	<input type="text" value="43"/>
	% Existing Occupied	<input type="text" value="100.00%"/>

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

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

F. Projected Place-In-Service Date

Acquisition	<input type="text" value="October 23, 2014"/>
Rehab	<input type="text" value="February 12, 2015"/>
New Construction	<input type="text"/>

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

PART ONE - PROJECT INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

IX: The issuer of the tax exempt bonds is the Housing Authority of the City of Cordele; this is not an option in the dropdown box.

XI (C) additional projects applying for 4% credits: Meadow Woods; Pepperton Villas; Pigeon Bluff; Pigeon Creek (the Project); Pinebrook Apts; Tan Yard Branch II; Warm Springs; Wildwood Apts; and, Woodland Terrace. All are existing USDA-RD 515 properties.

XI (D) M&T GA Developers, LLC is a newly formed entity owned by Mike McGlamry and Trent Parkerson - co-owners of Great Southern, LLC (the general contractor). Neither owner has direct development experience; however, they do have very good experience with rehabilitating 515 properties.

XIII (E) - while no waivers have been approved by DCA to date, waivers are being contemplated.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Manchester Pigeon Creek, LP				Name of Principal	William J. Rea, Jr.
c/o Rea Ventures Group, LLC 2964 Peachtree Road NW, Ste 640				Title of Principal	President
Atlanta		Fed Tax ID:		Direct line	
GA	Zip+4 *	30305-2153	Census Tract	95.02	Cellular
(404) 250-4093	703	Fax	(404) 250-4091	E-mail	billrea@reaventures.com

* Must be verified by applicant using following websites:

B. PROPOSED PARTNERSHIP INFORMATION

*Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

Manchester Pigeon Creek Partner, LLC				Name of Principal	William J. Rea, Jr.
c/o Rea Ventures Group, LLC 2964 Peachtree Road NW, Ste 640				Title of Principal	President
Atlanta		Website	www.reaventures.com		
GA	Zip+4 *	30305-2153		Direct line	
(404) 250-4093	703	Fax	(404) 250-4091	Cellular	(404) 273-1892
				E-mail	billrea@reaventures.com

b. Other General Partner

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

Rea GP Holdings Group III, LLC				Name of Principal	William J. Rea, Jr.
c/o Rea Ventures Group, LLC 2964 Peachtree Road NW, Ste 640				Title of Principal	President
Atlanta		Website	www.reaventures.com		
GA	Zip+4	30305-2153		Direct line	
(404) 250-4093	703	Fax	(404) 250-4091	Cellular	(404) 273-1892
				E-mail	billrea@reaventures.com

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

Churchill Stateside Group, LLC and/or its affiliates, successors and assigns				Name of Principal	Keith Gloeckl
601 Cleveland Street, Ste 850				Title of Principal	CEO
Clearwater		Website	www.csfirst.com		
FL	Zip+4	33755-4172		Direct line	(727) 233-0564
(727) 461-2200		Fax	(727) 461-6047	Cellular	(727) 480-4700
				E-mail	kgloeckl@csfirst.com

b. State Limited Partner

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

Churchill Stateside Group, LLC and/or its affiliates, successors and assigns				Name of Principal	Keith Gloeckl
601 Cleveland Street, Ste 850				Title of Principal	CEO
Clearwater		Website	www.csfirst.com		
FL	Zip+4	33755-4172		Direct line	(727) 233-0564
(727) 461-2200		Fax	(727) 461-6047	Cellular	(727) 480-4700
				E-mail	kgloeckl@csfirst.com

PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

3. NONPROFIT SPONSOR

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

II. DEVELOPER(S)

A. DEVELOPER

Rea Ventures Group, LLC				Name of Principal	William J. Rea, Jr.
Office Street Address	2964 Peachtree Road NW, Ste 640			Title of Principal	President
City	Atlanta	Website	www.reaventures.com	Direct line	
State	GA	Zip+4	30305-2153	Cellular	(404) 273-1892
10-Digit Office Phone / Ext.	(404) 250-4093	703	Fax	(404) 250-4091	E-mail
					billrea@reaventures.com

B. CO-DEVELOPER 1

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

C. CO-DEVELOPER 2

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

D. DEVELOPMENT CONSULTANT

Churchill Stateside Group, LLC				Name of Principal	Keith Gloeckl
Office Street Address	601 Cleveland Street, Ste 850			Title of Principal	CEO
City	Clearwater	Website	www.csgfirst.com	Direct line	(727) 233-0564
State	FL	Zip+4	33755-4172	Cellular	(727) 480-4700
10-Digit Office Phone / Ext.	(727) 461-2200		Fax	(727) 461-6047	E-mail
					kgloeckl@csgfirst.com

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

B. GENERAL CONTRACTOR

Office Street Address	Great Southern, LLC			Name of Principal	Mike McGlamry
City	2009 Springhill Drive			Title of Principal	CEO
State	Valdosta	Website	www.greatsouthernllc.com	Direct line	(229) 506-6876
10-Digit Office Phone / Ext.	GA	Zip+4	31602-2135	Cellular	
		Fax	(229) 506-6879	E-mail	mike@greatsouthernllc.com

C. MANAGEMENT COMPANY

Office Street Address	Boyd Management, Inc.			Name of Principal	Joe Wilczewski
City	PO Box 23589			Title of Principal	President
State	Columbia	Website	www.boydmanagement.com	Direct line	(803) 419-6540
10-Digit Office Phone / Ext.	SC	Zip+4	29224-3589	Cellular	
		Fax	(803) 419-6576	E-mail	Joe.Wilczewski@boydmanagement.com

D. ATTORNEY

Office Street Address	Coleman Talley			Name of Principal	Greg Clark
City	910 North Patterson Street			Title of Principal	Partner
State	Valdosta	Website	www.colemantalley.com	Direct line	(229) 671-8260
10-Digit Office Phone / Ext.	GA	Zip+4	31601-4531	Cellular	
		Fax	(229) 333-0885	E-mail	greg.clark@colemantalley.com

E. ACCOUNTANT

Office Street Address	Habif, Arogeti & Wynne, LLP			Name of Principal	Frank Gudger
City	Five Concourse Parkway, Suite 1000			Title of Principal	Partner-In-Charge
State	Atlanta	Website	www.hawcpa.com	Direct line	(404) 898-8244
10-Digit Office Phone / Ext.	GA	Zip+4	30328-6163	Cellular	
		Fax		E-mail	frank.gudger@hawcpa.com

F. ARCHITECT

Office Street Address	Martin Riley Associates Architects, P.C.			Name of Principal	Martin Riley
City	215 Church Street			Title of Principal	President
State	Decatur	Website	www.martinriley.com	Direct line	(404) 373-2800
10-Digit Office Phone / Ext.	GA	Zip+4	30030-3330	Cellular	
		Fax	(404) 373-2888	E-mail	martinriley@martinriley.com

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

A. IDENTITY OF INTEREST

Is there an identity of interest between:

Yes/No If Yes, explain the relationship in boxes provided below and attach additional pages as needed:

1. Developer and Contractor?	Yes	William Rea has a minority ownership interest in Great Southern, LLC
2. Contractor and Owner Consultant?	No	
3. Buyer and Seller of Land/Property?	Yes	William Rea/Rea Ventures is the current general partner in the seller entity
4. Owner and Contractor?	Yes	see comment above
5. Contractor & Developer Consultant?	No	
6. Owner and Consultant?	No	
7. Developer and Consultant?	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

8. Other

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PART TWO - DEVELOPMENT TEAM INFORMATION - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

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

B. ADDITIONAL INFORMATION

Participant	1. Is entity a MBE/ WBE?	2. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)? If yes, attach explanation.	3. Does this entity have an identity of interest with any member, officer, or employee of DCA? If yes, attach explanation.	4. Applicable Org Type (FP,NP, CHDO)	5. Project Ownership Percentage
Managing General Partner	No	No	No	For Profit	0.0090%
Other General Partner 1	No	No	No	For Profit	
Other General Partner 2					
Federal Limited Partner	No	No	No	For Profit	98.9910%
State Limited Partner	No	No	No	For Profit	1.0000%
NonProfit Sponsor					
Developer	No	No	No	For Profit	
Co-Developer 1					
Co-Developer 2					
Owner Consultant					
Developer Consultant	No	No	No	For Profit	
Contractor	No	No	No	For Profit	
Management Company	No	No	No	For Profit	
Total					100.0000%

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>The Sole General Partner is 100% owned by Rea GP Holdings Group III, LLC, which is in turned owned by EJB Companies, LLC (51%) and Rea Companies, LLC. EJB Companies, LLC is wholly owned by Eric Buffenbarger, who also has ownership interest in Rea Ventures Group, LLC (development company). Rea Companies, LLC is wholly owned by William J. Rea, Jr., who also has an ownership interest in Rea Ventures Group, LLC.</p>	
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PART THREE - SOURCES OF FUNDS - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits	No	CDBG	No	DCA HOME* --> enter the amount indicated on the DCA Consent Letter:
Yes	Tax Exempt Bonds	No	FHLB / AHP *	No	McKinney-Vento Homeless
No	Taxable Bonds	No	Other HOME*	No	HUD CHOICE Neighborhoods
Yes	USDA 515	Yes	USDA 538	No	FHA Risk Share
				No	FHA Insured Mortgage
				No	Section 8 PBRA
				Yes	Other PBRA - Source: USDA 521 Rental Asst
					Other - describe here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Churchill Mortgage Investment LLC (538)	1,540,000	4.800%	18
Mortgage B	USDA-RD (515 assumed loan)	1,095,003	3.625%	360
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees		300,306		
Federal Housing Credit Equity	Churchill Stateside Group, LLC	19,994		
State Housing Credit Equity	Churchill Stateside Group, LLC	13,457		
Other Type (specify)	Deferred Other Uses	118,400		
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		3,087,160		
Total Construction Period Costs from Development Budget:		3,087,160		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether 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)	Churchill Mortgage Investment, LL	1,540,000	4.800%	40	40	86,676	Amortizing	1.15
Mortgage B (Lien Position 2)	USDA-RD (515 assumed loan)	1,095,003	3.625%	30	50	47,463	Amortizing	1.15
Mortgage C (Lien Position 3)								
Other:								
Foundation or charity funding*								
Deferred Devlpr Fee 41.63%		148,057						
Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Churchill Stateside Group, LLC	194,400						
State Housing Credit Equity	Churchill Stateside Group, LLC	109,700						
Historic Credit Equity								
Invstmt Earnings: T-E Bonds								
Invstmt Earnings: Taxable Bonds								
Income from Operations								
Other:								
Other:								
Other:								
Total Permanent Financing:		3,087,160						
Total Development Costs from Development Budget:		3,087,160						
Surplus/(Shortage) of Permanent funds to development costs:		0						

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

The construction/advance loan provided by Churchill Mortgage Investment LLC shall be guaranteed on a draw by draw basis via the USDA-RD 538 program. An interest only period shall be in effect for 18 months. After 18 months, monthly principal and interest payments shall commence based on the full amount funded.

The existing USDA-RD 515 loan(s) shall be assumed by the new ownership entity and the loan(s) shall be modified such that the principal balance shall equal the unpaid principal amount at initial closing. The Note Rate shall be based on the Federal Rate as of July 2014 (subject to change) as provided by USDA-RD. Since the Subject has RD Interest Credit Subsidy, the difference between the ADS based on the Federal Rate and a Net Effective Interest Rate of 1% is included as Ancillary Income in Part VI - Revenue and Expenses.

PART FOUR - USES OF FUNDS - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	3,871			3,871	
Market Study	3,000			3,000	
Environmental Report(s)	5,400			5,400	
Soil Borings					
Boundary and Topographical Survey	5,000			5,000	
Zoning/Site Plan Fees					
Other: Capital Needs Assessment	3,000			3,000	
Other:					
Other:					
Subtotal	20,271	-	-	20,271	-
ACQUISITION					
Land	114,330				114,330
Site Demolition					
Acquisition Legal Fees (if existing structures)					
Existing Structures	990,673		939,490		51,183
Subtotal	1,105,003	-	939,490	-	165,513
LAND IMPROVEMENTS					
Site Construction (On-site)					
Site Construction (Off-site)					
Subtotal	-	-	-	-	-
STRUCTURES					
Residential Structures - New Construction					
Residential Structures - Rehab	984,195			984,195	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
Subtotal	984,195	-	-	984,195	-
CONTRACTOR SERVICES					
Builder Profit:	6.00%	59,052	59,052	59,052	
Builder Overhead	2.00%	19,684	19,684	19,684	
General Requirements*	6.00%	59,052	59,052	59,052	
*Refer to General Requirements policy in QAP					
Subtotal	137,788	-	-	137,788	-
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					
Other: <Enter detailed description here; use Comments section if needed>					
Total Construction Hard Costs	1,121,983.00				
Average TCHC:	26,713.88 per Res'l unit	26,092.63 per unit	38.19 per total sq ft		
	40.66 per Res'l unit SF	39.51 per unit sq ft			
CONSTRUCTION CONTINGENCY					
Construction Contingency	7.0000%	78,539		78,539	

PART FOUR - USES OF FUNDS - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

I. DEVELOPMENT BUDGET (cont'd)

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Construction Loan Fee	1,943			1,943	
Construction Loan Interest					
Construction Legal Fees	667			667	
Construction Period Inspection Fees	3,125			3,125	
Construction Period Real Estate Tax					
Construction Insurance					
Title and Recording Fees	2,500			2,500	
Bridge Loan Fee and Bridge Loan Interest					
Payment and Performance bonds	9,842			9,842	
Other: <u>Bond Interest Carry during Rehab Period</u>	5,400			4,050	1,350
Other: <u>Bond Fees Allocated to Construction Period Financing</u>	1,429			1,429	
Subtotal	24,906	-	-	23,556	1,350
PROFESSIONAL SERVICES					
Architectural Fee - Design	21,100			21,100	
Architectural Fee - Supervision	2,500			2,500	
Green Building Consultant Fee					
Green Building Program Certification Fee (LEED or Earthcraft)	Max: \$20,000				
Accessibility Inspections and Plan Review	4,000			4,000	
Construction Materials Testing					
Engineering					
Real Estate Attorney	20,000			20,000	
Accounting	13,000			13,000	
As-Built Survey	5,000			5,000	
Other: <u><Enter detailed description here; use Comments section if needed></u>					
Subtotal	65,600	-	-	65,600	-
LOCAL GOVERNMENT FEES					
Building Permits	6,998			6,998	
Impact Fees					
Water Tap Fees	<i>waived?</i> <input type="text"/>				
Sewer Tap Fees	<i>waived?</i> <input type="text"/>				
Subtotal	6,998	-	-	6,998	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	36,917				36,917
Permanent Loan Legal Fees	12,666				12,666
Title and Recording Fees	2,500				2,500
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount	27,152				27,152
Other: <u><Enter detailed description here; use Comments section if needed></u>					
Subtotal	79,235	-	-	-	79,235

PART FOUR - USES OF FUNDS - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

I. DEVELOPMENT BUDGET (cont'd)

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS			DCA-RELATED COSTS			
DCA HOME Loan Pre-Application Fee						
Tax Credit Application Fee		5,000				5,000
DCA Waiver and Pre-approval Fees		3,000				3,000
LIHTC Allocation Processing Fee	6,913	6,913				6,913
LIHTC Compliance Monitoring Fee	17,200	17,200				17,200
DCA Front End Analysis Fee (HOME, when ID of Interest)						
DCA Final Inspection Fee (Tax Credit only - no HOME)		500				500
Other: <Enter detailed description here; use Comments section if needed>						
Other: <Enter detailed description here; use Comments section if needed>						
	Subtotal	32,613				32,613
EQUITY COSTS			EQUITY COSTS			
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: Due Diligence Fee		15,000				15,000
	Subtotal	15,000				15,000
DEVELOPER'S FEE			DEVELOPER'S FEE			
Developer's Overhead	0.000%					
Consultant's Fee	6.467%	23,000			23,000	
Developer's Profit	93.533%	332,664		140,924	191,740	
	Subtotal	355,664	-	140,924	214,740	-
START-UP AND RESERVES			START-UP AND RESERVES			
Marketing		2,500				2,500
Rent-Up Reserves	32,348					
Operating Deficit Reserve:	135,616	132,000				132,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Avg Per Unit: 200	8,600			8,600	
Other: <Enter detailed description here; use Comments section if needed>						
	Subtotal	143,100	-	-	8,600	134,500
OTHER COSTS			OTHER COSTS			
Relocation		38,248			38,248	
Other: <Enter detailed description here; use Comments section if needed>						
	Subtotal	38,248	-	-	38,248	-
TOTAL DEVELOPMENT COST (TDC)		3,087,160	-	1,080,414	1,578,535	428,211
Average TDC Per:	Unit:	71,794.42	Square Foot:	108.73		

PART FOUR - USES OF FUNDS - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs
 Amount of nonqualified nonrecourse financing
 Costs of Nonqualifying units of higher quality
 Nonqualifying excess portion of higher quality units
 Historic Tax Credits (Residential Portion Only)
 Other

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
<input type="text"/>		<input type="text"/>
<input type="text"/>		<input type="text"/>
<input type="text"/>		<input type="text"/>
<input type="text"/>		<input type="text"/>
<input type="text"/>		<input type="text"/>
<input type="text"/>		<input type="text"/>
<input type="text"/>		<input type="text"/>
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:
 Adjusted Eligible Basis
 Multiply Adjusted Eligible Basis by Applicable Fraction
 Qualified Basis
 Multiply Qualified Basis by Applicable Credit Percentage
 Maximum Tax Credit Amount

0	1,080,414	1,578,535
0		0
0	1,080,414	1,578,535
<input type="text"/>		100.00%
0	1,080,414	1,578,535
100.00%	100.00%	100.00%
0	1,080,414	1,578,535
<input type="text"/>	3.25%	3.25%
0	35,113	51,302
86,416		

Total Basis Method Tax Credit Calculation

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.
 Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

5,527,889	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	<input type="text"/>
3,087,160					
2,635,003					

452,157	/ 10	
45,216		
0.3520		
128,454		

= Federal + State

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

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

86,416
<input type="text" value="86,415"/>
86,415

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

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

For accurately determining the eligible/ineligible components of the acquisition price (land, existing structure and reserves), the percent of Land Value to Total As Is Value (10.85%) and the percent of Improvement/Building Value to As Is Value (89.15%) are calculated, then each percentage is applied to the Acquisition Price less the reserve for replacement balance to conclude the weighted land and building component costs. As part of the acquisition, the new Owner is assuming an existing reserve for replacement account, which is included in the above analysis as an ineligible cost of the acquisition.

The source of the construction hard costs is from the AIA contract between the Applicant and the General Contractor. The third party architect (EMG) has determined the costs are reasonable.

Since the financing is a construction/permanent source, only 5% of the financing fees were included as eligible construction costs with the remainder deemed ineligible.

The Cost of Issuance includes the following total amounts (an allocation of 5% to construction phase and 95% to permanent financing phase was calculated and included in each applicable section above): Bond Counsel (9,474); Underwriter Counsel (4,211); Underwriter Fee (9,411); Issuer Fee (1,907); Issuer Counsel (789); Trustee Fee (395); Trustee Counsel (263); Verification Agent (79); Rating Agency (263); GA DCA Bond Fee (1,263); and Bond TEFRA/Advisor Fee (526). Many of the numbers may appear to be low; however, there is only one bond issuance on the 19-property portfolio; lump sum costs are allocated accordingly.

The Final Federal and State Equity Factors are atypical since the equity contribution is part of a larger portfolio fund investment, and credits are allocated according to the needs of each transaction in the portfolio.

There is no Rent-Up Reserve since this is an in-place rehab with minimal tenant disruption, tenants will continue to pay rent, and all tenants are expected to be income-qualified to remain as tenants.

The Operating Deficit Reserve is based on 6 months of debt service on the assumed 515 loan using the effective interest rate of 1% - not the higher Note Rate of 3.625% (in addition to the 6 months of debt service on the 538 debt and 6 months of operating expenses plus reserve for replacements).

PART FIVE - UTILITY ALLOWANCES - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

DCA Utility Region for project: Middle

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

USDA-RD 2014 Approved Allowances		
January 1, 2014	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			47	100			
Air Conditioning	Electric	X							
Cooking	Electric	X							
Hot Water	Electric	X							
Lights	Electric	X							
Water & Sewer	Submetered? No		X						
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	47	100	0	0

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? <Select>								
Refuse Collection									
Total Utility Allowance by Unit Size					0	0	0	0	0

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

APPLICANT COMMENTS AND CLARIFICATIONS

Subject Property is partially financed via a USDA-RD 515 loan. As such, USDA-RD approves the utility allowance on annual basis, or on an as needed basis. The allowances above are from the 2014 approved budget. Segregation between the individual costs was not provided.

DCA COMMENTS

PART SIX - PROJECTED REVENUES & EXPENSES - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

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

HOME projects - Fixed or Floating units:
Are 100% of units HUD PBRA?

No

PBRA Provider
or Operating
Subsidy ***
(See note below)

MSA/NonMSA:
Meriwether Co.

Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Max Gross Rent Limit	Proposed Gross Rent	Utility Allowance	PBRA Provider or Operating Subsidy *** <small>(See note below)</small>	Monthly Net Rent Per Unit	Monthly Net Rent Total	Employee Unit	Building Type	Type of Activity
60% AMI	1	1.0	40	650	536	647	47	USDA	600	24,000	No	1-Story	Acquisition/Rehab
60% AMI	2	1.0	2	798	643	750	100	USDA	650	1,300	No	1-Story	Acquisition/Rehab
60% AMI	2	1.0	1	798	643	750	100		650	650	Common	1-Story	Acquisition/Rehab
<<Select>>									-	-			
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TOTAL			43	28,394									
										MONTHLY TOTAL	25,950		
										ANNUAL TOTAL	311,400		

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

PART SIX - PROJECTED REVENUES & EXPENSES - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether 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		
Low-Income	60% AMI		-	40	2	-	-	42	(Includes manager units that are income restricted)	
	50% AMI		-	-	-	-	-	-		
	Total		-	40	2	-	-	42		
	Unrestricted			-	-	-	-	-	-	
		Total Residential		-	40	2	-	-	42	
		Common Space		-	-	1	-	-	1	(no rent to be charged)
	Total		-	40	3	-	-	43		
	PBRA-Assisted (included in LI above)	60% AMI		-	40	2	-	-	42	
		50% AMI		-	-	-	-	-	-	
		Total		-	40	2	-	-	42	
	PHA Operating Subsidy-Assisted (included in LI above)	60% AMI		-	-	-	-	-	-	
		50% AMI		-	-	-	-	-	-	
Total			-	-	-	-	-	-		
Type of Construction Activity										
New Construction	Low Inc		-	-	-	-	-	-		
	Unrestricted		-	-	-	-	-	-		
	Total + CS		-	-	-	-	-	-		
Acq/Rehab	Low Inc		-	40	2	-	-	42		
	Unrestricted		-	-	-	-	-	-		
	Total + CS		-	40	2	-	-	42		
Substantial Rehab Only	Low Inc		-	-	-	-	-	-		
	Unrestricted		-	-	-	-	-	-		
	Total + CS		-	-	-	-	-	-		
Adaptive Reuse Historic Rehab								-		
								-		
Building Type:										
Multifamily			-	40	3	-	-	43		
	1-Story		-	40	3	-	-	43		
	2-Story		-	-	-	-	-	-		
	2-Story Wlkp		-	-	-	-	-	-		
	3+-Story		-	-	-	-	-	-		
			-	-	-	-	-	-		
SF Detached	Townhome		-	-	-	-	-	-		
	Duplex		-	-	-	-	-	-		
			-	-	-	-	-	-		
	Manufactured home		-	-	-	-	-	-		
Unit Square Footage:										
Low Income	60% AMI		-	26,000	1,596	-	-	27,596		
	50% AMI		-	-	-	-	-	-		
	Total		-	26,000	1,596	-	-	27,596		
Unrestricted			-	-	-	-	-	-		
	Total Residential		-	26,000	1,596	-	-	27,596		
	Common Space		-	-	798	-	-	798		
	Total		-	26,000	2,394	-	-	28,394		

PART SIX - PROJECTED REVENUES & EXPENSES - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income 313

Laundry, vending, app fees, etc. Actual pct of PGI: 0.10%

Other Income (OI) by Year:

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

Property Tax Abatement										
Other: Interest Credit Subsidy	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625
Total OI NOT in Mgt Fee	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

Property Tax Abatement										
Other: Interest Credit Subsidy	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625
Total OI NOT in Mgt Fee	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

Property Tax Abatement										
Other: Interest Credit Subsidy	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625
Total OI NOT in Mgt Fee	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625

PART SIX - PROJECTED REVENUES & EXPENSES - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	17,735
Maintenance Salaries & Benefits	16,018
Support Services Salaries & Benefits	
Other Payroll Tax	2,346
Subtotal	36,099

On-Site Office Costs

Office Supplies & Postage	4,685
Telephone	1,017
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other (describe here)	
Subtotal	5,702

Maintenance Expenses

Contracted Repairs	
General Repairs	6,020
Grounds Maintenance	8,103
Extermination	973
Maintenance Supplies	
Elevator Maintenance	
Redecorating	
Other (describe here)	
Subtotal	15,096

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	

Professional Services

Legal	
Accounting	3,785
Advertising	325
Other (describe here)	
Subtotal	4,110

Utilities (Avg\$/mth/unit)

Electricity	9.726744186	5,019
Natural Gas		
Water&Swr	30.22868217	15,598
Trash Collection		1,832
Other (describe here)		
Subtotal		22,449

Taxes and Insurance

Real Estate Taxes (Gross)*	12,365
Insurance**	11,527
Other (describe here)	
Subtotal	23,892

Management Fee:

	22,044
551.24	Average per unit per year
45.94	Average per unit per month

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

TOTAL OPERATING EXPENSES

3,009.12	Average per unit	129,392
----------	------------------	----------------

Replacement Reserve

	12,500
Enter desired per unit amount:	291

TOTAL ANNUAL EXPENSES

	141,892
--	----------------

V. APPLICANT COMMENTS AND CLARIFICATIONS

PBRA/USDA Subsidy - the units identified in the rent roll above have Section 521 Rental Assistance in which the tenant portion of rent is equal to 30% of Total Household Income with USDA-RD subsidizing the remaining rent payment owed. Since 98% of the units have Rental Assistance, the Owner is allowed to charge Market Rent (or "CRUCU" rent as defined by USDA-RD) as long as the tenant portion does not exceed the Section 42 rent.

The Interest Credit Subsidy Ancillary Income is based on the difference in ADS between the new Note Rate set by USDA-RD (3.625%) on the assumed 515 loan and the ADS based on the Net Effective Interest Rate of 1%. Real Estate Taxes - based on current assessment and millage rate inflated by 5%.

Real Estate Taxes - based on current assessment and millage rate inflated by 5%.
Insurance - based on prior year premium inflated by 3%.

Reserve for Replacement - the amount of annual reserve funded is low due to the high initial deposit made to the reserve account. The amount has been approved by USDA-RD.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

I. OPERATING ASSUMPTIONS

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

Revenue Growth	2.00%	Asset Management Fee Amount	3,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.21%
Expense Growth	3.00%	Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.60%
Reserves Growth	3.00%	Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	22,044
Vacancy & Collection Loss	7.00%	Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	
Ancillary Income Limit	2.00%				

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	311,400	317,628	323,981	330,460	337,069	343,811	350,687	357,701	364,855	372,152
Ancillary Income	313	319	325	332	338	345	352	359	366	373
Vacancy	(21,820)	(22,256)	(22,701)	(23,155)	(23,619)	(24,091)	(24,573)	(25,064)	(25,565)	(26,077)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625
Expenses less Mgt Fee	(107,348)	(110,568)	(113,885)	(117,302)	(120,821)	(124,446)	(128,179)	(132,024)	(135,985)	(140,065)
Property Mgmt	(22,044)	(22,705)	(23,386)	(24,088)	(24,811)	(25,555)	(26,322)	(27,111)	(27,925)	(28,762)
Reserves	(12,500)	(12,875)	(13,261)	(13,659)	(14,069)	(14,491)	(14,926)	(15,374)	(15,835)	(16,310)
NOI	167,626	169,167	170,696	172,212	173,713	175,198	176,664	178,111	179,535	180,937
Mortgage A	(94,376)	(94,272)	(94,162)	(94,048)	(93,929)	(93,805)	(93,676)	(93,540)	(93,399)	(93,251)
Mortgage B	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)
DDF	(22,286)	(23,932)	(25,571)	(27,201)	(28,820)	(30,430)	(32,025)	(33,608)	(35,173)	(36,722)
Cash Flow	-	-	-	-	-	-	-	-	-	-
DCR Mortgage A	1.78	1.79	1.81	1.83	1.85	1.87	1.89	1.90	1.92	1.94
DCR Mortgage B	1.18	1.19	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.29
DCR Mortgage C										
DCR Other Source										
Oper Exp Coverage Ratio	2.18	2.16	2.13	2.11	2.09	2.07	2.04	2.02	2.00	1.98
Mortgage A Balance	1,519,088	1,497,256	1,474,465	1,450,672	1,425,833	1,399,903	1,372,832	1,344,571	1,315,068	1,284,268
Mortgage B Balance	1,087,103	1,078,912	1,070,420	1,061,614	1,052,483	1,043,016	1,033,200	1,023,023	1,012,470	1,001,528
Mortgage C Balance										
Other Source Balance										
DDF Balance	125,771	101,839	76,268	49,067	20,247	(10,183)	(42,208)	(75,816)	(110,990)	(147,712)

PART SEVEN - OPERATING PRO FORMA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

I. OPERATING ASSUMPTIONS

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

Revenue Growth	2.00%	Asset Management Fee Amount	3,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.21%
Expense Growth	3.00%	Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.60%
Reserves Growth	3.00%	Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	22,044
Vacancy & Collection Loss	7.00%	Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	
Ancillary Income Limit	2.00%				

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	379,595	387,187	394,930	402,829	410,886	419,103	427,485	436,035	444,756	453,651
Ancillary Income	381	389	396	404	412	421	429	438	446	455
Vacancy	(26,598)	(27,130)	(27,673)	(28,226)	(28,791)	(29,367)	(29,954)	(30,553)	(31,164)	(31,787)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625
Expenses less Mgt Fee	(144,267)	(148,595)	(153,053)	(157,644)	(162,373)	(167,245)	(172,262)	(177,430)	(182,753)	(188,235)
Property Mgmt	(29,625)	(30,514)	(31,429)	(32,372)	(33,344)	(34,344)	(35,374)	(36,435)	(37,528)	(38,654)
Reserves	(16,799)	(17,303)	(17,822)	(18,357)	(18,908)	(19,475)	(20,059)	(20,661)	(21,281)	(21,919)
NOI	182,312	183,658	184,975	186,259	187,507	188,719	189,890	191,019	192,102	193,135
Mortgage A	(93,097)	(92,937)	(92,769)	(92,594)	(92,411)	(92,220)	(92,020)	(91,812)	(91,595)	(91,368)
Mortgage B	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)
DDF	(38,251)	(39,758)	(41,243)	(42,702)	(44,133)	(45,536)	(46,907)	(48,244)	(49,543)	(50,804)
Cash Flow	-	-	-	-	-	-	-	-	-	-
DCR Mortgage A	1.96	1.98	1.99	2.01	2.03	2.05	2.06	2.08	2.10	2.11
DCR Mortgage B	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39
DCR Mortgage C										
DCR Other Source										
Oper Exp Coverage Ratio	1.96	1.94	1.91	1.89	1.87	1.85	1.83	1.81	1.80	1.78
Mortgage A Balance	1,252,115	1,218,547	1,183,505	1,146,921	1,108,730	1,068,860	1,027,237	983,784	938,422	891,065
Mortgage B Balance	990,183	978,420	966,223	953,577	940,464	926,868	912,771	898,155	883,000	867,286
Mortgage C Balance										
Other Source Balance										
DDF Balance	(185,963)	(225,721)	(266,964)	(309,667)	(353,800)	(399,336)	(446,243)	(494,486)	(544,030)	(594,834)

PART SEVEN - OPERATING PRO FORMA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

I. OPERATING ASSUMPTIONS

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

Revenue Growth	2.00%	Asset Management Fee Amount	3,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.21%
Expense Growth	3.00%	Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.60%
Reserves Growth	3.00%	Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	22,044
Vacancy & Collection Loss	7.00%	Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	
Ancillary Income Limit	2.00%				

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	462,724	471,978	481,418	491,046	500,867	510,885	521,102	531,524	542,155	552,998
Ancillary Income	464	474	483	493	503	513	523	533	544	555
Vacancy	(32,423)	(33,072)	(33,733)	(34,408)	(35,096)	(35,798)	(36,514)	(37,244)	(37,989)	(38,749)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625	19,625
Expenses less Mgt Fee	(193,882)	(199,699)	(205,690)	(211,861)	(218,216)	(224,763)	(231,506)	(238,451)	(245,604)	(252,973)
Property Mgmt	(39,814)	(41,008)	(42,239)	(43,506)	(44,811)	(46,155)	(47,540)	(48,966)	(50,435)	(51,948)
Reserves	(22,577)	(23,254)	(23,951)	(24,670)	(25,410)	(26,172)	(26,958)	(27,766)	(28,599)	(29,457)
NOI	194,117	195,045	195,913	196,720	197,462	198,134	198,733	199,256	199,696	200,051
Mortgage A	(91,131)	(90,884)	(90,626)	(90,357)	(90,075)	(89,782)	(89,475)	(89,155)	(88,821)	(88,473)
Mortgage B	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)	(47,463)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)
DDF	(52,023)	(53,197)	(54,323)	(55,400)	(56,423)	(57,389)	(58,295)	(59,137)	(59,912)	(60,616)
Cash Flow	-	-	-	-	-	-	-	-	-	-
DCR Mortgage A	2.13	2.15	2.16	2.18	2.19	2.21	2.22	2.23	2.25	2.26
DCR Mortgage B	1.40	1.41	1.42	1.43	1.44	1.44	1.45	1.46	1.47	1.47
DCR Mortgage C										
DCR Other Source										
Oper Exp Coverage Ratio	1.76	1.74	1.72	1.70	1.68	1.67	1.65	1.63	1.62	1.60
Mortgage A Balance	841,626	790,014	736,134	679,885	621,163	559,860	495,862	429,051	359,303	286,489
Mortgage B Balance	850,993	834,099	816,583	798,421	779,590	760,064	739,819	718,828	697,063	674,496
Mortgage C Balance										
Other Source Balance										
DDF Balance	(646,856)	(700,054)	(754,377)	(809,777)	(866,200)	(923,589)	(981,884)	(1,041,021)	(1,100,932)	(1,161,548)

PART SEVEN - OPERATING PRO FORMA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether 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	3,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.21%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.60%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	22,044
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

Vacancy and Collection Loss - USDA-RD allows the use of a vacancy and collection loss less than 7%. For properties with strong operating history over the past three years (3% or less) and most units subsidized by Rental Assistance, a vacancy and collection loss of 4% is allowed. For properties not exhibiting as strong of historical performance, a 5% or higher vacancy and collection loss was utilized. 4% was utilized for the Subject. As a result of applying the DCA 7% vacancy and collection loss minimum threshold, the transaction fails to meet the DCA DSCR requirement (1.25 during entire initial compliance period) based on the Applicant's pro forma projections.

Debt Service Coverage Ratio (DSCR) – USDA-RD allows a combined DSCR on all mandatory-pay debt to be 1.15 (or higher if so required by the Lender). This is well below the DCA threshold of 1.25 per the QAP. As such, the Project does not meet the minimum DSCR requirement due to the debt being underwritten by the permanent lender at a lesser threshold (and further impacted by the higher vacancy and collection loss as noted above).

Mortgage A - the annual amounts shown include: (i) annual debt service based on the terms presented in Part III, and (ii) ongoing annual USDA guarantee fee equal to 50bps applied to the UPB at the end of the prior year.

FINAL THRESHOLD DETERMINATION (DCA Use Only)

DCA's Comments / Approval Conditions:

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

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

A. Are any commitments submitted as "Under Consideration" which need final approval before July 10, 2014?

A)

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

Historic Rehabilitation Projects that qualify for scoring point(s) under Historic Designations

Is this Criterion met?

Project Cost Limit (PCL)

5,527,889

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

Unit Type	Nbr of Units Proposed	Cost Limit	Total Cost Limit Per Unit Type
Efficiency		110,481 x 0 units =	
1 Bedroom	40	126,647 x 40 units =	5,065,880
2 Bedroom	3	154,003 x 3 units =	462,009
3 Bedroom		199,229 x 0 units =	
4 Bedroom		199,229 x 0 units =	
Totals	43		5,527,889

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 =	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

3 TENANCY CHARACTERISTICS

Pass?

This project is designated as:

Applicant's comments regarding this section of Threshold:

DCA's Comments:

4 REQUIRED SERVICES

Pass?

A. Applicants certify that all selected services will meet QAP policies. **Does Applicant 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 Specify:
- 2) Semi-monthly classes conducted on site Specify:
- 3) Other service approved by DCA Specify:

Applicant's comments regarding this section of Threshold:

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Applicant Response **DCA USE**

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. Overall Market Occupancy Rate
- D. Overall capture rate for credit units
- E. List DCA tax credit projects (inside a 2-mile radius for urban or a 10-mile radius for rural) for years 2011 - 2013. Include DCA project number and project name in each case.

A.	Bowen National Research	
B.	< 6 mos. (In-Place Rehab, currently 100% occupied)	
C.	96.90%	
D.	1.30%	

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.	Yes	
----	------------	--

Applicant's comments regarding this section of Threshold:

DCA's Comments:

6 APPRAISALS

Pass?

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

A.	Yes	
B.	Yes	

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

Appraiser's Name: **Crown Appraisal Group**

- 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, if applicable, building?
- 3) Does the appraisal conform to USPAP standards?
- 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?

1)	Yes	
2)	Yes	
3)	Yes	
4)		

- 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.	No	
----	-----------	--

- 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:

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Applicant Response | **DCA USE**

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?

- 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?

D. Is the subject property located in a:

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

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

- 1) Lead-based paint?

No	
----	--
- 2) Noise?

No	
----	--
- 3) Water leaks?

No	
----	--
- 4) Lead in water?

No	
----	--
- 5) Endangered species?

No	
----	--
- 6) Historic designation?

No	
----	--
- 7) Vapor intrusion screening?

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

No	
----	--
- 12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

- 9) Mold?

No	
----	--
- 10) PCB's?

No	
----	--
- 11) Radon?

No	
----	--

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

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

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

Applicant's comments regarding this section of Threshold:

Approval granted from DCA based on USDA & Syndicator requested for waiving the following Phase 1 requirements: Historic Preservation, State Waters, Section V: Required Format, Noise, and Utility/Roadway Easements. Elevated radon was reported in initial testing in unit 25. Additional testing was done and resulted in acceptable levels in unit 25. Initial test results determined to be an

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

- A. Is site control provided through November 30, 2014? Expiration Date: 12/31/15
- B. Form of site control: Contract/Option
- C. Name of Entity with site control: Manchester Pigeon Creek, LP
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?

A.	Yes	
B.		
C.		
D.	Yes	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

9 SITE ACCESS

- A. Is this site legally accessible by paved roads and are the appropriate drawings, surveys, photographs and other documentation reflecting such paved roads included in the application binder in both electronic and paper form?
- 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:

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)	No	
5)		
D.	Yes	
E.	Yes	

Applicant's comments regarding this section of Threshold:

All conditions of zoning are not included due to the renovation scope does not trigger zoning review.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

<<Enter Provider Name Here>>
Georgia Power

Pass?

1)	No	
2)	Yes	

Applicant's comments regarding this section of Threshold:

Gas is not provided at this property

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?
- B. Check all that are available to the site and enter provider name:
 1) Public water
 2) Public sewer

City of Manchester
City of Manchester

Pass?

A1)	No	
A2)		
B1)	Yes	
B2)	Yes	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

13 LOCAL GOVERNMENT SUPPORT AND COMMUNITY ENGAGEMENT

Does documentation include:

- A. Public notice of meetings regarding the proposed project to local government and residents of the community?
 Date of publication of meeting notice: 8/9/13 Date of public meeting: 9/9/13
 Publication in which notice placed: Meriwether Vindicator
- B. Evidence of public meetings regarding the proposed project to local government and residents of the surrounding community?
- C. Evidence of public presentations regarding the proposed project to local government and residents of the surrounding community?
- D. Resolution of support or letter of support from local government officials?
- E. Letters of support from local government officials?

Pass?

A.	Yes	
B.	Yes	
C.	Yes	
D.	n/a	
E.	No	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

14 REQUIRED AMENITIES

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

Pass?	
No	

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):	A1) Room	
2) Exterior gathering area (if "Other", explain in box provided at right):	A2) Covered Porch	
3) On site laundry type:	A3) On-site laundry	

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

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

Additional Amenities (describe in space provided below)	Guidebook Met? DCA Pre-approved?	Additional Amenities (describe below)	Guidebook Met? DCA Pre-approv
1) <input type="text"/>	<input type="checkbox"/>	3) <input type="text"/>	<input type="checkbox"/>
2) <input type="text"/>	<input type="checkbox"/>	4) <input type="text"/>	<input type="checkbox"/>

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

1) HVAC	C. Agree	
2) Energy Star refrigerators	1) Yes	
3) Energy Star dishwashers (not required in senior USDA or HUD properties)	2) Yes	
4) Stoves	3) No	
5) Microwave ovens	4) Yes	
6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR	5) No	
b. Electronically controlled solid cover plates over stove top burners	6a) Yes	
	6b) No	

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

Applicant's comments regarding this section of Threshold:

See architectural waiver regarding required amenities and appliances. Site is too limited to add additional amenities, however they are provided at adjacent Pigeon Bluff which shares amenities.

DCA's Comments:

<input type="text"/>

15 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?	
-------	--

A. Type of rehab (choose one):

B. Date of Physical Needs Assessment (PNA):

C. Name of consultant preparing PNA:

D. Is 20-year replacement reserve study included?

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?

A. Substantial Gut Rehab	<<Select>>
B. July 18, 2014	
C. EMG, Inc.	
D. Yes	
E. Agree	

Applicant's comments regarding this section of Threshold:

The rehabilitation is not a substantial gut rehab or historic preservation, which are the only two selections under 15.A. Waivers are being requested on certain QAP requirements.

DCA's Comments:

<input type="text"/>

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

16 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

Pass?		
A.	Yes	
B.	Yes	

Applicant's comments regarding this section of Threshold:

DCA's Comments:

17 BUILDING SUSTAINABILITY

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

Pass?		
A.	Disagree	
B.	Agree	

Applicant's comments regarding this section of Threshold:

Applicant is requesting a waiver on the sustainable building practices due to the scope of rehab as it relates to insulation, envelope and duct testing.

DCA's Comments:

18 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2014 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 2014 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 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 (Initial, Intermediate, and Final).during construction in order to monitor grading operations, framing, and final compliance? DCA must be copied on all reviews/reports.

Pass?		
A1).	Yes	
2)	Yes	
B1).	Yes	
B2)	Yes	
C.	Yes	

Applicant's comments regarding this section of Threshold:

See architectural waiver regarding roll in showers.

DCA's Comments:

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

19 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

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

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)

Pass?

No	
Yes	

A.

Yes	
-----	--

B.

1)

Yes	
-----	--

2)

No	
----	--

C.

1)

--	--

2)

--	--

Applicant's comments regarding this section of Threshold:

See architectural waiver. Existing siding and percentages of brick to remain, which exceed QAP requirements. Existing roofing to remain due to recent replacement, roofing to be replaces will be with 30

DCA's Comments:

20 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

Is there a pre-application Qualification of Project Team 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 Team Determination indicated a status of (select one):

DCA Final Determination

Applicant's comments regarding this section of Threshold:

Pass?

Qualified w/out Conditions
<< Select Designation >>

Yes	
Yes	

DCA's Comments:

21 COMPLIANCE HISTORY SUMMARY

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

B. Is the completed Compliance Questionnaire for the principals and entities of each General Partner and Developer included in Performance Workbook?

C. Is the completed Organizational Chart included in the Performance Workbook and the application binder?

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

E. Has Applicant included documentation related to foreclosures, suspension or debarment by governmental or quasi governmental entity?

Applicant's comments regarding this section of Threshold:

Pass?

Yes	
Yes	
Yes	
Yes	
Yes	

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

		Pass?	
A. Name of Qualified non-profit:	A. <input type="text"/>		
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.		
C. Does the qualified non-profit materially participate in the project as described in IRC Section 469(h)?	C.		
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.		
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.		
F. Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?	F.		
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.		

Applicant's comments regarding this section of Threshold:

DCA's Comments:

23 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

		Pass?	
A. Name of CHDO: <input type="text"/>	Name of CHDO Managing GP: <input type="text"/>		
B. Is a copy of the State CHDO pre-qualification/renewal letter included in the Application?	B.		
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)?	C.		

Applicant's comments regarding this section of Threshold:

DCA's Comments:

24 ADDITIONAL HUD REQUIREMENTS

		Pass?	
A. The Census Tract for the property is characterized as [Choose either <i>Minority concentration</i> (50% or more minority), <i>Racially mixed</i> (25% - 49% minority), or <i>Non-minority</i> (less than 25% minority)]:	A. <input type="text" value="<<Select>>"/>		<input type="text" value="<<Select>>"/>
B. List all contiguous Census Tracts:	B. <input type="text"/>		
C. Is Contract Addendum included in Application?	C.		

Applicant's comments regarding this section of Threshold:

DCA's Comments:

25 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

		Pass?	
A. Credit Eligibility for Acquisition	A.		
B. Credit Eligibility for Assisted Living	B.		
C. Non-profit Federal Tax Exempt Status	C.		
D. Scattered Site Developments	D.		
E. Other (If Yes, then also describe):	E. <input type="text"/>		

Applicant's comments regarding this section of Threshold:

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

26 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 DCA Relocation Displacement Spreadsheet:

1) Number of Over Income Tenants	None		4) Number of Down units	None	
2) Number of Rent Burdened Tenants	None		5) Number of Displaced Tenants	None	
3) Number of Vacancies	None				
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

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

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

Applicant's comments regarding this section of Threshold:

Tax Exempt Bonds paid off after placed in service date.

DCA's Comments:

27 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

- A. If selected, does the Applicant agree to prepare and submit an AFFH 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 an AFFH Marketing plan which affirmatively markets to persons with disabilities and the homeless?
- C. If selected, does the Applicant agree to prepare and submit an AFFH 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 an AFFH 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 prepare and submit an AFFH Marketing plan that includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that includes making applications for affordable units available to public locations including at least one that has night hours?
- G. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of Targeted Population tenants and must not violate federal or state fair housing laws.

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

Applicant's comments regarding this section of Threshold:

DCA's Comments:

28 OPTIMAL UTILIZATION OF RESOURCES

Applicant's comments regarding this section of Threshold:

Pass?

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

	Score Value	Self Score	DCA Score
TOTALS:	87	10	10
1. APPLICATION COMPLETENESS	10	10	10
<i>(Applicants start with 10 pts. Any points entered will be subtracted from score value)</i>			
A. Missing or Incomplete Documents Organization B. Financial and Other Adjustments	Number: 0 Number: 0 Number: 0	For each missing or incomplete document (paper or electronic), one (1) point will be deducted One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions 2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment.	A. B.

Applicant's comments regarding this section of scoring:

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

2. DEEPER TARGETING / RENT AND INCOME RESTRICTIONS				Percent of Residential Units:	3	0	0
A. Deeper Targeting through Rent Restrictions	Nbr units to have these restrictions:	0.00%	0.00%	3	Min	15.00%	15.00%
B. Deeper Targeting through new PBRA Contracts	Nbr units to have PBRA for 10+ yrs:	0.00%	0.00%	3	percent:	15.00%	15.00%

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

	Score Value		Self Score	DCA Score
TOTALS:	87		10	10
3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS	12		0	0
A. Desirable Activities (1 or 2 pts each - see QAP)				
B. Undesirable Sites (1 pt subtracted each)	12	A.		
<i>Applicant's comments regarding this section of scoring:</i>				
<i>DCA's Comments:</i>				

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

Applicant's comments regarding this section of scoring:

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS	4		0	0
Flexible Pool				
A. Site is owned by the local transit agency and has been strategically targeted by the agency to create housing with on site access to public transportation	4	A.		
B. Site is adjacent* to (within 800 ft) an established public transportation stop	3	B.		
C. Site is within 1/4 mile* of an established public transportation stop	2	C.		
D. Site is within 1/2 mile* of an established public transportation stop	1	D.		

Choose one. See scoring criteria for further requirements and information

Competitive Pool chosen: N/A - 4% Bond

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

Rural Pool				
E. Publicly operated/sponsored and established transit service (including on-call or fixed-route service)	2	E.		

Applicant's comments regarding this section of scoring:

DCA's Comments:

5. BROWNFIELD (With EPA/EPD Documentation)	2			
Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:				
Source of opinion letter stating that the property appears to meet the requirements for issuance of an EPD No Further Action or Limitation of Liability letter				

See scoring criteria for further requirements and information

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

		Score Value		Self Score	DCA Score
TOTALS:		87		10	10
6. SUSTAINABLE DEVELOPMENTS	Choose only one. See scoring criteria for further requirements.		<Select a Sustainable Development Certification>	0	0
A. Sustainable Communities Certification	Competitive Pool chosen: N/A - 4% Bond	3		Yes/No	Yes/No
Project seeks to obtain a sustainable community certification from the program chosen above:					
1. EarthCraft Communities	Site Analysis Packet as defined in EarthCraft Communities Guidebook was submitted and reviewed by both DCA and EarthCraft Communities administrators at Pre-application?	1			
2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND)	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. Sustainable Building Certification		2		Yes/No	Yes/No
1.	Project commits to obtaining a sustainable building certification from the program chosen above?	1.			
2.	Project will comply with the program version in effect at the time that the drawings are prepared for permit review?	2.			
3.	Project will meet program threshold requirements for Building Sustainability?	3.			
4.	Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?	4.			

Applicant's comments regarding this section of scoring:

DCA's Comments:

7. STABLE COMMUNITIES		4		0	
Competitive Pool chosen: N/A - 4% Bond				Yes/No	Yes/No
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 below Poverty level (see Income)		Actual Percent		
3.	Designated Middle or Upper Income level (see Demographics)		Designation:		
4.	For Rural Projects - indicate Tract Median Family Income percentage:		Actual Percent		

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

	Score Value		Self Score	DCA Score
TOTALS:	87		10	10
8. COMMUNITY REVITALIZATION PLANS	3	0	0	

A. Adopted Revitalization Plans Website address displaying Part A Plan: <Select a Community Revitalization Plan option>

Is the completed and executed DCA Neighborhood Revitalization Certification form included in the appropriate tab of the application? 2

Eligibility - The Plan: QCT Nbr: **9705.00**

a) Has been officially adopted by the local govt? Date Plan adopted by local govt:

b) Includes public input and engagement? Date of Notice: Publication Name:

c) Is current and ongoing? Date(s) of event(s): Type of event: <<Select event type>>

Time (#yrs, #mths) from Plan Adoption to Application Submission Date:

Date(s) Plan reauthorized (if applicable) by local government officials:

Plan details specific work efforts that directly effect the proposed site? Page nbr(s):

d) Clearly delineates the target area that includes the proposed project site? Page nbr(s):

e) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community? Page nbr(s):

f) Contains implementation measures along w/specific time frames for achievement of policies & housing activities? Page nbr(s):

The time frames and implementation measures are current and ongoing?

g) Has at least one goal supported by the proposed development project? Page nbr(s):

h) Contains an assessment of the existing physical structures and infrastructure of the community? Page nbr(s):

i) Discusses resources that will be utilized to implement the plan? Page nbr(s):

j) Is included in full in both the paper and electronic versions of the application? Page nbr(s):

B. Designated Military Zones 1

OR Project site is located within the census tract of a DCA-designated Military Zone (MZ). Yes/No Yes/No

C. HUD Choice Neighborhoods 2

Project has received a HUD Choice Neighborhood Implementation Grant and has included in the application binder documented evidence that proposed project is located within the targeted area? Yes/No Yes/No

Applicant's comments regarding this section of scoring:

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS **3**

A. Phased Developments **3** **Competitive Pool chosen:** **N/A - 4% Bond** **0** **0**

1. Is the proposed project part of a 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 as of the 2014 Application Submission deadline? 1.

If Yes, indicate DCA Project Nbr and Project Name of that phase: Number: Name

2. Was the community originally designed as one development with different phases? 2.

3. Are any other phases for this project also submitted during the current funding round? 3.

OR 4. Was site control over the entire site (including all phases) in place when the initial phase was closed? 4.

B. Previous Projects **3** **NOTE: Score will be auto-filled based on the number of funding cycles selected below.** **0** **0**

Proposed development site is w/in the boundaries of a Local Government where a 9% Credit project has not been awarded w/in the last funding cycles OR is located in a non- Rural area outside of a 2-mile radius from such a funded project. <Select> DCA

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

TOTALS:	Score Value	Self Score	DCA Score
	87	10	10
	2		

10. MARKET

For DCA determination:

- A. 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? a)
- B. Has there been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population? b)
- C. Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected? c)

Applicant's comments regarding this section of scoring:

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

- A. **Waiver of Qualified Contract Right** Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period? 1 A.
- B. **Tenant Ownership** Applicants commit to a plan for tenant ownership at end of compliance period (only applies to single family units). 1 B.

Applicant's comments regarding this section of scoring:

DCA's Comments:

12. NON-PROFIT

Nonprofit Setaside selection from Project Information tab:

- Is the applicant claiming these points? 3 Yes/No
- Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application? Yes/No

Applicant's comments regarding this section of scoring:

DCA's Comments:

13. RURAL PRIORITY

(80 total units or less, must be 100% new construction, not adaptive re-use)

Competitive Pool chosen: **N/A - 4% Bond** Total Units 3

% New Construction

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.

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

	Score Value	Self Score	DCA Score
TOTALS:	87	10	10
	1		
		Yes/No	Yes/No
A.			
B.			
C.			
D.			

14. DCA COMMUNITY INITIATIVES

Letter from a designated Georgia Initiative for Community Housing community that clearly:

- A. Identifies the project as located within the political jurisdiction of :
- B. Is indicative of the community's affordable housing goals
- C. Identifies that the project meets one of the objectives of the Community
- D. Is executed by the official representative of the Community

< Select applicable GICH >

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

Applicant's comments regarding this section of scoring:

DCA's Comments:

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

7

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

1. Funding or assistance provided below is binding and unconditional except as set forth in this section.
2. Resources will be utilized if the project is selected for funding by DCA
3. Loans are for both construction and permanent financing phases
4. Loans are for a minimum period of ten years and reflect interest rates at or below AFR.
5. Commitment or award documentation meets the terms and conditions as applicable specified in Appendix I, Threshold Criteria, Section I (I).

1.				
2.				
3.				
4.				
5.				

A. Grants/Loans

1. Qualifying Sources

- a) Community Development Block Grant (CDBG) program funds
- b) Federal Home Loan Bank Affordable Housing Program (AHP)
- c) HOME Funds
- d) NSP Funds
- e) Beltline Grant
- f) Housing Opportunity Bonds
- g) HUD 202 or 811 program funds
- h) Historic tax credit proceeds
- i) Replacement Housing Factor Funds
- j) Government Grant funds
- k) Government loans with interest rates below AFR

	Amount	Amount
Total Qualifying Sources (TQS):	0	0
Total Development Costs (TDC):	3,087,160	
TQS as a Percent of TDC:	0.0000%	0.0000%

4

A.	0	0
1.		
a)		
b)		
c)		
d)		
e)		
f)		
g)		
h)		
i)		
j)		
k)		

B. Local Government / Non-profit Contribution

Project receives long-term (no less than 45-year) ground lease from a local public housing authority or government entity for nominal consideration and no other land costs.

1

B.		

C. Off Site Improvement, Amenity and Facility Investment

Full Cost of Improvement / Percent of TDC: 0.0000%

Unrelated Third Party Name: Type <Select unrelated 3rd party type>

2

C.	0	0
----	----------	----------

Description of Improvement(s)

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

	Score Value		Self Score	DCA Score
TOTALS:	87		10	10
16. SUPERIOR PROJECT CONCEPT AND DESIGN	3			
A. Innovative Project Concept and Design Is the applicant claiming these points?	3	A.		
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, along with the other required documentation, where indicated by the Tabs Checklist? OR				
B. Community-Driven Housing Strategies Competitive Pool chosen: N/A - 4% Bond Is the applicant claiming these points?	3	B.		
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, along with the other required documentation, where indicated by the Tabs Checklist? <i>Applicant's comments regarding this section of scoring:</i>				
<i>DCA's Comments:</i>				

17. INTEGRATED SUPPORTIVE HOUSING	3		0	0
A. Integrated Supportive Housing/ Section 811 Rental Assistance % of LI Units that are 1 BR & set at 50% AMI: <input style="width: 80px;" type="text" value="0.00%"/>	3	A.		
1. Applicant agrees to accept Section 811 project based rental assistance or other government rental assistance for up to 15% of the units for the purpose of providing integrated housing opportunities to a target population which includes 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? 2. An executed Memorandum of Understanding (MOU) exists with a State or Local behavioral health agency responsible for community placements, Continuum of Care, or an appropriate service provider equipped to provide referrals and support services to the target population, AND both paper and electronic copies of this MOU are included in the application? OR		1.		
B. Target Population Preference Application includes: <input style="width: 300px;" type="text" value="<<Select applicable documentation>>"/>	3	B.		
<i>Applicant's comments regarding this section of scoring:</i>				
<i>DCA's Comments:</i>				

18. HISTORIC PRESERVATION (choose only one)	2		0	0
A. The property is/has: <input style="width: 250px;" type="text" value="<<Select applicable status>>"/>	2	A.		
	Historic Credit Equity: <input style="width: 80px;" type="text" value="0"/>			
	Nbr of adaptive reuse units: <input style="width: 80px;" type="text" value="0"/>			
	Total Units: <input style="width: 80px;" type="text" value="43"/>			
	% of Total: <input style="width: 80px;" type="text" value="0"/>			
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.	1	B.		
<i>Applicant's comments regarding this section of scoring:</i>				
<i>DCA's Comments:</i>				

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

		Score Value	Self Score	DCA Score
TOTALS:		87	10	10
19. PRESERVATION PRIORITY POINTS	Possible Score (awarded by DCA to up to 7 applications):	5		
Credits Requested	86,415			
		Category RANKING (NOT SCORING) Points	0	0
A.	Application proposing to pay the full balance of a DCA HOME loan	6		
OR B.	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.)	5		
C.	Application proposes to preserve an affordable housing property receiving project-based rental assistance or subsidies for 100% of the total residential units that is within three 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. HUD may designate no more than two (2) projects as High Priority. (HUD may require that applicants seeking this priority designation for a project submit documentation no later than 60 days prior to Application Submission).	4		
OR	Application proposes to preserve a project with a commitment of government-awarded rental assistance or subsidies for at least 30% of residential 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		
D.	Application proposes to rehabilitate a project that has not been previously rehabilitated. Claiming this point constitutes an Applicant certification that this is true.	1		
E.	Application has a documented average physical occupancy of at least 90% for the 6 months period prior to Application submission (December to May)	2		
OR	Application that a documented average physical occupancy of at least 80% for the 6 months period prior to Application submission (December to May).	1		
F.	Application proposes to rehabilitate an existing tax credit property with a Compliance Period that began at least 20 years prior to the Application Submission deadline.	3		
OR	Application proposes to rehabilitate an existing tax credit property with a Compliance Period that began at least 18 years prior to the application deadline.	1		
G.	Application proposes rehabilitation, where the construction hard costs are at least 45% of the Total Development Costs.	2		

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

TOTALS:	Score Value	Self Score	DCA Score
	87	10	10
	1		

20. HIGH PERFORMING SCHOOL ZONES

Application develops a Family property located in attendance zone of high-performing elementary school (each grade level exceeds average state achievement level)?

School Name School Year District

Enter applicable % into each box.

Subject	3rd Grade			STATE Average			Exceeds state average?		
	Meets	Exceeds	Total Combined	Meets	Exceeds	Total Combined	Subject	Grade	School
Reading			0.00%			0.00%	n/a	n/a	
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	N/A
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	N/A
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		
Reading			0.00%			0.00%	n/a	n/a	
English / Lang.Arts			0.00%			0.00%	n/a		
Mathematics			0.00%			0.00%	n/a		
Social Studies			0.00%			0.00%	n/a		
Science			0.00%			0.00%	n/a		

Applicant's comments regarding this section of scoring:

DCA's Comments:

PART NINE - SCORING CRITERIA - 2014-520 Pigeon Creek Apartments, Manchester, Meriwether County

TOTALS:	Score Value	Self Score	DCA Score
	87	10	10
	2		

21. WORKFORCE HOUSING NEED

A. Actual Number of Jobs

B. Sites meets the minimum jobs threshold AND more than of workers within a 2-mile radius travel over 10 miles to their place of work.

Project City	Manchester
Project County	Meriwether
HUD SA	Meriwether Co.
MSA or Non-MSA	MSA
Overall DCA Urban or Rural	Rural
Tenancy	0

City of Atlanta	Atlanta MSA (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
20,000	15,000	6,000	3,000

Applicant's comments regarding this section of scoring:

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Is there a Pre-Determination Letter From DCA included in this application for this criterion?

10	0	0

A. **Owner/Developer**

Applicant's comments regarding this section of scoring:

DCA's Comments:

TOTAL POSSIBLE SCORE	87	10	10
NONPROFIT POINTS			0
SUPERIOR PROJECT CONCEPT AND DESIGN POINTS			0
PRESERVATION POINTS			0
NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS		10	

Scoring Section 16 - Superior Project Concept and Design Narrative

Pigeon Creek Apartments

Manchester, Meriwether County

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

Scoring Section 16 - Superior Project Concept and Design Narrative

Pigeon Creek Apartments

Manchester, Meriwether County

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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 2014 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, injury, or damages in conjunction with the project including those that may result from any inquiries or gathering of information by DCA concerning the proposed project team or Application, diminution of the credit, loss of the credit, recapture of part or all of the credit, or failure to allocate the credit requested in my Application or, the failure of DCA, in whole or in part, to grant my Application.

- 5) I understand and agree that neither DCA nor any of its individual directors, employees, members, officers, or agents assume any responsibility or make any representations or warranties with respect to: (i) the amount or availability of credit for the project; or (ii) the financial feasibility of the project.
- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, or other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.
- 7) I understand 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]