

**Project Narrative**  
Brentwood Apartments  
Cartersville, Bartow County

Prestwick will develop a market quality age restricted product consistent with The Manor at Scott's Crossing, Gateway East Point, Manor at Broad Street, and Gateway Capitol View located on Douthit Ferry Road in Bartow County. The exclusive age 55 year and older senior living complex will showcase 70 units (63 one bedroom and 7 two bedroom).

All units will be located in one (1) linear building served by elevator. The building's attractive, modern exterior will consist of brick or stone complemented by hardi-plank façade providing maximum architectural appeal. For the enjoyment and convenience of all residents, central common areas will include a community room with a fully equipped kitchen, fitness center, business center with computer stations, furnished library, interior gathering areas and a laundry room. We will also offer a covered porch and other green space. Resident activities will be ongoing and designed to meet the needs of the changing community.

Also one of the major attributes of the new development is its location. Brentwood will be located in the "West End" of Cartersville near numerous amenities including parks and cultural activities. The site also other has location advantages with its proximity to the West Avenue retail corridor.

**PART ONE - PROJECT INFORMATION - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

Please note:


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

DCA Use ONLY - Project Nbr:  
**2017-006**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 724,607	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-055 No

Was this project previously submitted to the Ga Department of Community Affairs? **No** If Yes, please provide the information requested below for the previously submitted project:  
 Project Name previously used: \_\_\_\_\_ DCA Project Nbr previously assigned: \_\_\_\_\_  
 Has the Project Team changed? \_\_\_\_\_ If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Ken Blankenship		Title	Manager	
Address	3715 Northside Parkway Bldg 200 Ste 175		Direct Line	(404) 949-3873	
City	Atlanta		Fax	(404) 949-3880	
State	GA	Zip+4	30327-2800	Cellular	(770) 861-9049
Office Phone	(404) 949-3873	Ext.		E-mail	ken@prestwickcompanies.com

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

**IV. PROJECT LOCATION**

Project Name	Brentwood Apartments		Phased Project?	No	
Site Street Address (if known)	0 Douthit Ferry Road		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	241 Douthit Ferry Road		Scattered Site?	No Nbr of Sites	
Site Geo Coordinates (##.#####)	Latitude: 34.145440	Longitude: -84.824220	Acreage	6.1100	
City	Cartersville	9-digit Zip**	30120-4093	Census Tract Number	9606.00
Site is predominantly located:	In Unincorporated County	County	Bartow	QCT?	No DDA? No
In USDA Rural Area?	Yes	In DCA Rural County?	No	Overall:	Rural HUD SA: MSA Atlanta-Sandy Springs-Ma

\* If street number unknown  
 Legislative Districts \*\*  
 If on boundary, other district:

Congressional	State Senate	State House
11	52	15

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

**Political Jurisdiction**

Name of Chief Elected Official	Steve Taylor	Title	County Commissioner	Website	www.bartowga.org
Address	135 W. Cherokee Avenue		City	Cartersville	
Zip+4	30120-3182	Phone	(770) 387-5030	Email	taylors@bartowga.org

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	70	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				



**PART ONE - PROJECT INFORMATION - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND**

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
Kenneth G Blankenship, Wiley A Tucker III,	Brentwood Apartments	Direct	7		
Prestwick Development Company	Brentwood Apartments	Direct	8		
Kenneth G Blankenship, Wiley A Tucker III,	Anthem Apartments	Direct	9		
Prestwick Development Company	Anthem Apartments	Direct	10		
5			11		
6			12		

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

Project Participant	Name of Project	Project Participant	Name of Project
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

No	If yes, expiration year:	Nbr yrs to forgo cancellation option:	5
----	--------------------------	---------------------------------------	---

**New properties: to exercise an Extension of Cancellation Option?**

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

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

No
----

**D. Is the Project Currently Occupied?**

No	If Yes ----->:	Total Existing Units	N/A
		Number Occupied	N/A
		% Existing Occupied	N/A

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

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

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

Acquisition	
Rehab	
New Construction	June 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Section XIII-B: Applicant is choosing to waive its Qualified Contract Right in exchange for 1 point in Scoring Section XI A - 11A - 11 (A). Therefore, "Yes" was selected in Section XIII-B.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

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

Brentwood Senior I, LP				Name of Principal	Ken Blankenship
3715 Northside Pkwy Bldg 200 ste 175				Title of Principal	Manager
Atlanta		Fed Tax ID:		Direct line	(404) 949-3873
GA	Zip+4	30327-2800	Org Type:	For Profit	Cellular
(404) 949-3873			E-mail ken@prestwickcompanies.com		

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Brentwood Senior GP I, LLC				Name of Principal	Ken Blankenship
3715 Northside Pkwy Bldg 200 Ste 175				Title of Principal	Manager
Atlanta		Website	N/A	Direct line	(404) 949-3873
GA	Zip+4	30327-2800		Cellular	(770) 861-9049
(404) 949-3873			E-mail ken@prestwickcompanies.com		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

SunTrust Community Capital				Name of Principal	Brian Womble
1155 Peachtree Street NE Suite 300				Title of Principal	Vice President
Atlanta		Website	www.suntrust.com	Direct line	(404) 588-8775
GA	Zip+4	30309-0000		Cellular	(770) 639-0087
(404) 588-8775			E-mail brian.womble@suntrust.com		

**b. State Limited Partner**

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

Suntrust Community Capital				Name of Principal	Brian Womble
1155 Peachtree Street NE Suite 300				Title of Principal	Vice President
Atlanta		Website	www.suntrust.com	Direct line	(404) 588-8775
GA	Zip+4	30309-0000		Cellular	(770) 639-0087
(404) 588-8775			E-mail brian.womble@suntrust.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Prestwick Development Company, LLC				Name of Principal	Ken Blankenship
3715 Northside Pkwy, Bldg 200, Ste 175				Title of Principal	Manager
Atlanta	Website	www.prestwickcompanies.com		Direct line	(404) 949-3873
GA	Zip+4	30327-2800		Cellular	(770) 861-9049
(404) 949-3873	E-mail	ken@prestwickcompanies.com			

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

Prestwick Construction Company, LLC				Name of Principal	Ray Dotson
3715 Northside Pkwy Bldg 400 Ste 120				Title of Principal	President
Atlanta	Website	www.prestwickcompanies.com		Direct line	(404) 949-3882
GA	Zip+4	30327-2800		Cellular	(404) 376-1063
(404) 949-3882	E-mail	ray@prestwickcompanies.com			

**C. MANAGEMENT COMPANY**

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

Ledic Management Company				Name of Principal	Terri Benskin
2650 Thousand Oaks Blvd				Title of Principal	COO
Memphis	Website	www.ledic.com		Direct line	(901) 435-7720
GA	Zip+4	38118-2409		Cellular	(901) 508-9195
(901) 436-7720	E-mail	terri.benskin@ledic.com			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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<b>D. ATTORNEY</b>	Arnall Golden Gregory			Name of Principal	Jeff Adams
Office Street Address	171 17th Street			Title of Principal	Partner
City	Atlanta	Website	www.agg.com	Direct line	(404) 873-7014
State	GA	Zip+4	30363-1031	Cellular	(404) 234-0004
10-Digit Office Phone / Ext.	(404) 873-7014	E-mail	jeffadams@agg.com		

<b>E. ACCOUNTANT</b>	Cohn Reznick			Name of Principal	Julie McNulty
Office Street Address	2560 Lenox Road, Suite 2800			Title of Principal	Partner
City	Atlanta	Website	www.cohnreznick.com	Direct line	(404) 847-9447
State	GA	Zip+4	30326-4726	Cellular	(678) 576-0400
10-Digit Office Phone / Ext.	(404) 847-9447	E-mail	julie.mcnulty@cohnreznick.com		

<b>F. ARCHITECT</b>	Geheber Lewis Associates LLC			Name of Principal	Fred Geheber
Office Street Address	643 11th Street			Title of Principal	Partner
City	Atlanta	Website	www.ghatl.com	Direct line	(404) 228-1958
State	GA	Zip+4	30318-0000	Cellular	(404) 797-9944
10-Digit Office Phone / Ext.	(404) 228-1958	E-mail	fgeheber@glatl.com		

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

<b>A. LAND SELLER (If applicable)</b>	H&H Realty, LLC	Principal	Mark Harris	10-Digit Phone / Ext.	7703861400
Office Street Address	700 Douthit Ferry Road, Suite 770			City	Cartersville
State	GA	Zip+4	30120-0000	E-mail	mark@handhrealty.net

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	The members of the Developer entity, Prestwick Development Company, LLC are also members of Prestwick Construction Company, LLC.
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	The members of the General Partner entity, Brentwood Senior GP I, LLC are also members of Prestwick Construction Company, LLC.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	No	

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	Yes	Members of Prestwick Development Company, LLC are also members of both the GP entity and members of Prestwick Construction Company, the contractor
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	99.9800%	No	
State Ltd Partner	No	No	For Profit	0.0100%	No	
NonProfit Sponsor						
Developer	No	No	For Profit	0.0000%	Yes	Members of Prestwick Development Company, LLC are also members of both the GP entity and members of Prestwick Construction Company, the contractor
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit	0.0000%	Yes	Members of Prestwick Development Company, LLC are also members of both the GP entity and members of Prestwick Construction Company, the contractor
Managemen t Company	No	No	For Profit	0.0000%	No	
				<b>Total</b>	<b>100.0000%</b>	

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Members of Prestwick Development Company, LLC are also members of both the GP entity and members of Prestwick Construction Company, LLC, the contractor for the project. Mark Harris with H&H Realty is the broker and representative for the seller Andrew Dabbs.	
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**PART THREE - SOURCES OF FUNDS - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	Yes	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Lancaster Fidelity Mortgage Company - USDA 538 Loan	1,720,800	5.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	SunTrust Community Capital	8,672,460		
State Housing Credit Equity				
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>10,393,260</b>		
Total Construction Period Costs from Development Budget:		<b>8,888,508</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>1,504,753</b>		

**PART THREE - SOURCES OF FUNDS - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**III. PERMANENT FINANCING**

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Lancaster Pollard Mortgage Company - USDA	1,720,800	5.000%	40	40	99,572	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.09% Prestwick Development Company	1,203	0.000%	1	1	1,203	Cash Flow

Total Cash Flow for Years 1 - 15: 443,648  
 DDF Percent of Cash Flow (Yrs 1-15) **0.271%** 0.271%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	SunTrust Community Capital	6,013,033					
State Housing Credit Equity	SunTrust Community Capital	3,623,033					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		<b>11,358,069</b>					
Total Development Costs from Development Budget:		<b>11,358,069</b>					
Surplus/(Shortage) of Permanent funds to development costs:		<b>0</b>					

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

The Federal Investor receives 99.98% of the federal tax credits in a transaction. The State LP receives .01% and the GP receives .01 of the federal credits. Therefore, 99.98% of the federal credits are used in the calculation.

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

**PART FOUR - USES OF FUNDS - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**I. DEVELOPMENT BUDGET**

				<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				7,500	7,500				
Market Study				13,000	13,000				
Environmental Report(s)				15,000	15,000				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				6,500	6,500				
Zoning/Site Plan Fees									
Other: Noise Testing				6,000	6,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>58,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				1,300,000				1,300,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>1,300,000</b>	<b>-</b>	<b>-</b>	<b>1,300,000</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	81,833		500,000	500,000				
Site Construction (Off-site)				50,000				50,000	
				<b>Subtotal</b>	<b>550,000</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				4,862,339	4,862,339				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>4,862,339</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		324,740	324,740				
Builder Overhead	6.000%	324,740	6.000%	108,247	108,247				
General Requirements*	2.000%	108,247	2.000%	324,740	324,740				
*See QAP: General Requirements policy	6.000%	324,740	6.000%	757,727	757,727				
	<b>14.000%</b>	<b>757,727</b>	<b>Subtotal</b>	<b>757,727</b>	<b>757,727</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>		<b>Average TCHC:</b>		88,143.79 per Res'l unit	88,143.79 per unit	102.41 per total sq ft			
6,170,065.50				127.87 per Res'l unit SF	127.87 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency		5.00%		308,503	308,503				

**PART FOUR - USES OF FUNDS - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	62,420	62,420			
Construction Loan Interest	191,023	191,023			
Construction Legal Fees	27,500	13,881			13,619
Construction Period Inspection Fees	20,000	20,000			
Construction Period Real Estate Tax	53,735	53,735			
Construction Insurance	25,000	25,000			
Title and Recording Fees					
Payment and Performance bonds	50,000	50,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>429,678</b>	<b>416,059</b>	<b>-</b>	<b>-</b>	<b>13,619</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	135,000	135,000			
Architectural Fee - Supervision	10,000	10,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	70,000	70,000			
Accessibility Inspections and Plan Review	5,000	5,000			
Construction Materials Testing	20,000	20,000			
Engineering	65,000	65,000			
Real Estate Attorney	125,000	30,000			95,000
Accounting	40,000	40,000			
As-Built Survey	10,000	10,000			
Other: Radon Test	4,000	4,000			
<b>Subtotal</b>	<b>504,000</b>	<b>409,000</b>	<b>-</b>	<b>-</b>	<b>95,000</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 4,404					
Building Permits	12,235	12,235			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	134,630	134,630			
Sewer Tap Fees waived? <input type="text" value="No"/>	161,430	161,430			
<b>Subtotal</b>	<b>308,295</b>	<b>308,295</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	25,000				25,000
Permanent Loan Legal Fees	23,409				23,409
Title and Recording Fees	65,846				65,846
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: USDA Guarantee Fee	24,091				24,091
<b>Subtotal</b>	<b>138,346</b>				<b>138,346</b>

**PART FOUR - USES OF FUNDS - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

		<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
			<b>DCA-RELATED COSTS</b>			
<b>DCA-RELATED COSTS</b>						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		-				
LIHTC Allocation Processing Fee	57,969	57,969				57,969
LIHTC Compliance Monitoring Fee	56,000	56,000				56,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: Pre-application submission		1,000				1,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>124,469</b>				<b>124,469</b>
			<b>EQUITY COSTS</b>			
<b>EQUITY COSTS</b>						
Partnership Organization Fees		35,000				35,000
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>35,000</b>				<b>35,000</b>
			<b>DEVELOPER'S FEE</b>			
<b>DEVELOPER'S FEE</b>						
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,269,565	1,269,565			
	<b>Subtotal</b>	<b>1,269,565</b>	<b>1,269,565</b>			
			<b>START-UP AND RESERVES</b>			
<b>START-UP AND RESERVES</b>						
Marketing		50,000				50,000
Rent-Up Reserves	70,067	70,067				70,067
Operating Deficit Reserve:	189,919	189,919				189,919
Replacement Reserve		17,500				17,500
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,536	107,500	107,500			
Other: Tax & Insurance Reserves&USDA Conversion		277,161				277,161
	<b>Subtotal</b>	<b>712,147</b>	<b>107,500</b>			<b>604,647</b>
			<b>OTHER COSTS</b>			
<b>OTHER COSTS</b>						
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>11,358,069</b>	<b>8,996,988</b>	<b>-</b>	<b>-</b>	<b>2,361,081</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	162,258.12	<b>Square Foot:</b>	188.51		

**PART FOUR - USES OF FUNDS - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**II. TAX CREDIT CALCULATION - BASIS METHOD**

**Subtractions From Eligible Basis**

Amount of federal grant(s) used to finance qualifying development costs	0		
Amount of nonqualified nonrecourse financing	0		
Costs of Nonqualifying units of higher quality	0		
Nonqualifying excess portion of higher quality units	0		
Historic Tax Credits (Residential Portion Only)	0		
Other <Enter detailed description here; use Comments section if needed>	0		
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>

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

**Eligible Basis Calculation**

Total Basis	8,996,988	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	8,996,988	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	11,696,084	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	11,696,084	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,052,648	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>1,052,648</b>		

Type: State Boost

**III. TAX CREDIT CALCULATION - GAP METHOD**

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

11,368,581	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):	
11,358,069			
1,720,800			
9,637,269	Funding Amount	0	Hist Desig
/ 10			
963,727	Federal	0.8300	State
1.3300	=	0.8300	+ 0.5000
<b>724,607</b>			
724,607			
724,607			
<b>724,607</b>			

**PART FOUR - USES OF FUNDS - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Off-site land Improvement - The budget includes the construction of waterline extension, sewer line extension to be built in the Right-of-Way on Douthit Ferry Road to connect to existing infrastructure.

Construction cost estimate is based off of our historical cost to deliver similar projects that are currently under construction.

Local government fees were confirmed by the local government and our civil engineer. Please see Tab 44 for Building Permit Fee and Sewer and Water Tap fee backup. Per the Bartow County Water & Sewer Service Connection Charges Chart, a fee of 296,060 is due for a 6" water service and 6" sewer service. This reflects a \$25.00 savings for both individual services.

**PART FOUR (b) - OTHER COSTS - 2017-006 - Brentwood Apartments - Cartersville - Bartow, County**

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

<b>DEVELOPMENT COST SCHEDULE</b> Section Name Section's Other Line Item	<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
---	-----------------------------------	----------------------------

**PRE-DEVELOPMENT COSTS**

Noise Testing

Required document due to USDA requirements

100% of the work is related to construction work

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

Radon Test

Post construction radon testing is a requirement of our investors

100% of the work is related to construction work

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

USDA Guarantee Fee

Total Cost

**DCA-RELATED COSTS**

Pre-application submission

Pe-application has been completed and paid. It is a non basis item.

Total Cost

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

Total Cost

**EQUITY COSTS**

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

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**



**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

Tax & Insurance Reserves&USDA Conversion

First year taxes and insurance reserve. USDA Conversion reserve required by USDA.

Not in Basis. Conversion reserve required by USDA, not in basis.

Total Cost  Total Basis

**OTHER COSTS**

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

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**DCA Utility Region for project: North**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

Georgia DCA Utility Allowance		
January 1, 2017	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			5	6			
Cooking	Electric	X			7	9			
Hot Water	Electric	X			14	19			
Air Conditioning	Electric	X			6	9			
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			21	27			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48			
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>94</b>	<b>118</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Georgia DCA utility allowances are used due to no participating public housing authority in Bartow County.

**DCA COMMENTS**



**II. UNIT SUMMARY**

**Units:**

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

Low-Income  
 60% AMI  
 50% AMI  
 Total

Unrestricted  
 Total Residential  
 Common Space  
 Total

PBRA-Assisted  
 (included in LI above)

PHA Operating Subsidy-Assisted  
 (included in LI above)

Type of Construction Activity

New Construction  
 Low Inc Unrestricted  
 Total + CS

Acq/Rehab  
 Low Inc Unrestricted  
 Total + CS

Substantial Rehab Only  
 Low Inc Unrestricted  
 Total + CS

Adaptive Reuse  
 Historic Adaptive Reuse

Historic

Building Type: Multifamily  
 (for **Utility Allowance** and other purposes)

1-Story  
 Historic

2-Story  
 Historic

2-Story Wlkp  
 Historic

3+-Story  
 Historic

SF Detached  
 Historic

Townhome  
 Historic

Duplex  
 Historic

Manufactured home  
 Historic

Efficiency	1BR	2BR	3BR	4BR	Total	
0	50	5	0	0	55	(Includes inc-restr mgr units)
0	13	2	0	0	15	
0	63	7	0	0	70	
0	0	0	0	0	0	(no rent charged)
0	63	7	0	0	70	
0	0	0	0	0	0	
0	63	7	0	0	70	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	63	7	0	0	70	
0	0	0	0	0	0	
0	63	7	0	0	70	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	63	7	0	0	70	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	63	7	0	0	70	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	

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

Historic  
Historic  
Historic  
Historic  
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	63	7	0	0	0	70
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income 60% AMI  
50% AMI  
Total  
  
Unrestricted  
Total Residential  
Common Space  
Total

0	33,350	4,450	0	0	37,800
0	8,671	1,780	0	0	10,451
0	42,021	6,230	0	0	48,251
0	0	0	0	0	0
0	42,021	6,230	0	0	48,251
0	0	0	0	0	0
0	42,021	6,230	0	0	48,251

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

**Ancillary Income**

9,205

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

2.00%

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	45,000
Maintenance Salaries & Benefits	35,000
Support Services Salaries & Benefits	0
Benefits, payroll, taxes, WC	14,400
<b>Subtotal</b>	<b>94,400</b>

**On-Site Office Costs**

Office Supplies & Postage	2,500
Telephone	2,500
Travel	2,000
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other Admin, Software, Compliance Fee	5,000
<b>Subtotal</b>	<b>12,000</b>

**Maintenance Expenses**

Contracted Repairs	7,000
General Repairs	7,000
Grounds Maintenance	5,000
Extermination	3,500
Maintenance Supplies	5,000
Elevator Maintenance	6,000
Redecorating	5,000
Services	5,500
<b>Subtotal</b>	<b>44,000</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	
<b>Subtotal</b>	<b>0</b>

**Professional Services**

Legal	2,500
Accounting	10,000
Advertising	7,500
Other (describe here)	
<b>Subtotal</b>	<b>20,000</b>

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

Electricity	24	20,000
Natural Gas	0	0
Water&Swr	35	29,000
Trash Collection		5,000
Other (describe here)		
<b>Subtotal</b>		<b>54,000</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	19,600
Insurance**	14,436
Other (describe here)	
<b>Subtotal</b>	<b>34,036</b>

**Management Fee:**

	<b>21,830</b>
335.33 Average per unit per year	
27.94 Average per unit per month	

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

**TOTAL OPERATING EXPENSES 280,266**

Average per unit 4,003.80  
 Total OE Required 245,000

**Replacement Reserve (RR) 17,500**

Proposed average RR/unit amount: 250

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	70 units x \$250 =	17,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>70</b>	<b>17,500</b>

**TOTAL ANNUAL EXPENSES 297,766**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

See Tab 1 of the LIHTC application for a full explanation of insurance and real estate tax estimates. As per discussions with the tax office, the income approach to value is to be used and a 8% cap rate was applied to the projected NOI to establish appraised value. Insurance estimates were provided by our insurance company.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,830
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	460,260	469,465	478,855	488,432	498,200	508,164	518,328	528,694	539,268	550,053
Ancillary Income	9,205	9,389	9,577	9,769	9,964	10,163	10,367	10,574	10,785	11,001
Vacancy	(32,863)	(33,520)	(34,190)	(34,874)	(35,571)	(36,283)	(37,009)	(37,749)	(38,504)	(39,274)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(258,436)	(266,189)	(274,175)	(282,400)	(290,872)	(299,598)	(308,586)	(317,844)	(327,379)	(337,200)
Property Mgmt	(21,830)	(22,485)	(23,159)	(23,854)	(24,570)	(25,307)	(26,066)	(26,848)	(27,654)	(28,483)
Reserves	(17,500)	(18,025)	(18,566)	(19,123)	(19,696)	(20,287)	(20,896)	(21,523)	(22,168)	(22,834)
NOI	138,837	138,636	138,342	137,949	137,454	136,852	136,137	135,305	134,348	133,264
Mortgage A	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	34,265	34,064	33,770	33,377	32,882	32,280	31,565	30,733	29,776	28,692
DCR Mortgage A	1.39	1.39	1.39	1.39	1.38	1.37	1.37	1.36	1.35	1.34
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.39	1.39	1.39	1.39	1.38	1.37	1.37	1.36	1.35	1.34
Oper Exp Coverage Ratio	1.47	1.45	1.44	1.42	1.41	1.40	1.38	1.37	1.36	1.34
Mortgage A Balance	1,706,954	1,692,399	1,677,099	1,661,017	1,644,112	1,626,342	1,607,663	1,588,028	1,567,389	1,545,693
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,830
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	561,054	572,275	583,721	595,395	607,303	619,449	631,838	644,475	657,365	670,512
Ancillary Income	11,221	11,446	11,674	11,908	12,146	12,389	12,637	12,890	13,147	13,410
Vacancy	(40,059)	(40,860)	(41,678)	(42,511)	(43,361)	(44,229)	(45,113)	(46,016)	(46,936)	(47,875)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(347,316)	(357,736)	(368,468)	(379,522)	(390,908)	(402,635)	(414,714)	(427,155)	(439,970)	(453,169)
Property Mgmt	(29,338)	(30,218)	(31,124)	(32,058)	(33,020)	(34,010)	(35,031)	(36,082)	(37,164)	(38,279)
Reserves	(23,519)	(24,224)	(24,951)	(25,699)	(26,470)	(27,264)	(28,082)	(28,925)	(29,793)	(30,686)
NOI	132,043	130,683	129,175	127,513	125,690	123,700	121,535	119,187	116,650	113,913
Mortgage A	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	27,471	26,111	24,603	22,941	21,118	19,128	16,963	14,615	12,078	9,341
DCR Mortgage A	1.33	1.31	1.30	1.28	1.26	1.24	1.22	1.20	1.17	1.14
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.33	1.31	1.30	1.28	1.26	1.24	1.22	1.20	1.17	1.14
Oper Exp Coverage Ratio	1.33	1.32	1.30	1.29	1.28	1.27	1.25	1.24	1.23	1.22
Mortgage A Balance	1,522,888	1,498,916	1,473,718	1,447,230	1,419,387	1,390,120	1,359,355	1,327,017	1,293,023	1,257,291
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,830
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	683,922	697,601	711,553	725,784	740,299	755,105	770,207	785,612	801,324	817,350
Ancillary Income	13,678	13,952	14,231	14,516	14,806	15,102	15,404	15,712	16,026	16,347
Vacancy	(48,832)	(49,809)	(50,805)	(51,821)	(52,857)	(53,915)	(54,993)	(56,093)	(57,215)	(58,359)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(466,764)	(480,767)	(495,190)	(510,046)	(525,347)	(541,108)	(557,341)	(574,061)	(591,283)	(609,021)
Property Mgmt	(39,427)	(40,610)	(41,829)	(43,083)	(44,376)	(45,707)	(47,078)	(48,491)	(49,945)	(51,444)
Reserves	(31,607)	(32,555)	(33,532)	(34,538)	(35,574)	(36,641)	(37,740)	(38,873)	(40,039)	(41,240)
NOI	110,970	107,812	104,428	100,812	96,951	92,837	88,460	83,807	78,869	73,633
Mortgage A	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	6,398	3,240	(144)	(3,760)	(7,621)	(11,735)	(16,112)	(20,765)	(25,703)	(30,939)
DCR Mortgage A	1.11	1.08	1.05	1.01	0.97	0.93	0.89	0.84	0.79	0.74
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.11	1.08	1.05	1.01	0.97	0.93	0.89	0.84	0.79	0.74
Oper Exp Coverage Ratio	1.21	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.10
Mortgage A Balance	1,219,731	1,180,248	1,138,746	1,095,121	1,049,264	1,001,060	950,390	897,128	841,141	782,290
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,830
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	833,697	850,371	867,379	884,726	902,421
Ancillary Income	16,674	17,007	17,348	17,695	18,048
Vacancy	(59,526)	(60,717)	(61,931)	(63,169)	(64,433)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(627,292)	(646,111)	(665,494)	(685,459)	(706,023)
Property Mgmt	(52,987)	(54,577)	(56,214)	(57,900)	(59,637)
Reserves	(42,477)	(43,751)	(45,064)	(46,416)	(47,808)
NOI	68,089	62,223	56,023	49,477	42,568
Mortgage A	(99,572)	(99,572)	(99,572)	(99,572)	(99,572)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(36,483)	(42,349)	(48,549)	(55,095)	(62,004)
DCR Mortgage A	0.68	0.62	0.56	0.50	0.43
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.68	0.62	0.56	0.50	0.43
Oper Exp Coverage Ratio	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	720,427	655,400	587,045	515,194	439,666
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.15%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,830
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Debt service payment amounts do not deviate from the amount shown in Permanent Sources (Part III).	
--	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

*DCA's Overall Comments / Approval Conditions:*

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

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

Pass?

*Threshold Justification per Applicant*

The USDA 538 Loan is under consideration, no other items are under consideration. Debt and Equity letters are included.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

**Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)**

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	63	157,897 x 63 units = 9,947,511	0	0	173,686 x 0 units = 0
2 BR	2	7	203,010 x 7 units = 1,421,070	0	0	223,311 x 0 units = 0
3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
<i>Subtotal</i>	<i>70</i>	<i>70</i>	<i>11,368,581</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>70</b>		<b>11,368,581</b>	<b>0</b>		<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

Project limit is 11,368,581

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**HFOP**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The property will be age restricted to 55 and older

**4 REQUIRED SERVICES**

Pass?

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

**Does Applicant agree?**

**Agree**

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

- 1) Social & recreational programs planned & overseen by project mgr Specify: **Birthday parties, holiday theme parties, resident forum, movie nights**
- 2) On-site enrichment classes Specify: **Computer classes, health education classes, money management classes, safety classes**
- 3) On-site health classes Specify: **Monthly Healthy Housing Initiative support classes**
- 4) Other services approved by DCA Specify:

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

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

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

Ledic Management will identify the needs of the community and provide social and recreational

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

**5 MARKET FEASIBILITY**

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

A.	Real Property Research Group	
B.	Five to six months	
C.	99.50%	
D.	14.90%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

*Threshold Justification per Applicant*

The development will include 70 units. The overall market has a very healthy occupancy of 99.5% and an overall capture rate of 15.70%. There are no 2014 or 2015 funded properties in close proximity to Brentwood.

*DCA's Comments:*

**6 APPRAISALS**

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

Pass?

A. **No**   
 B. **No**

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

Appraiser's Name:

- 1) Does it provide a land value?
- 2) Does it provide a value for the improvements?
- 3) Does the appraisal conform to USPAP standards?
- 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?

1)		
2)		
3)		
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.

- D. Has the property been:

D.

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

1)	<b>Yes</b>	<input type="checkbox"/>
2)	<b>No</b>	<input type="checkbox"/>
3)	<b>No</b>	<input type="checkbox"/>

*Threshold Justification per Applicant*

No appraisal is required. There is not an identity of interest between the buyer and the seller.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

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 over the 10 year projection:
- 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? 

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

No	
----	--

- 9) Mold? 

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

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

No	
----	--

12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

None

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

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

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

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

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

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

*Threshold Justification per Applicant*

*DCA's Comments:*

A.	Geotechnical & Environmental Consulting, Inc	
B.	No	
C.	Yes	
1)	Geotechnical & Environmental Consulting, Inc.	
2)		

D.		
1)	No	
2)	No	
a)		
b)		
c)		
3)	No	
a)		
b)		
c)		
4)	No	

	No	

	No	
	No	
	No	

1)	No	
2)	No	
3)	No	
G.	N/A	

H.	<<Select>>	<<Select>>
----	------------	------------

I.		
J.		

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date:
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A. Yes	
B. <<Select>>	
C.	
D. No	

*Threshold Justification per Applicant*

The entity with site control and the applicant are the same

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A. Yes	
B.	
C.	
D.	

*Threshold Justification per Applicant*

See Tab 9 for more information on site access. The site is accessed off of a public street, Douthit Ferry Road

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

The site is zoned for the intended use. Please see Tab 10 for additional zoning information.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

N/A

Pass?

*Threshold Justification per Applicant*

2) Electric

City of Cartersville

1) No

2) Yes

The proposed project will be 100% electric. No gas.

*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?

Pass?

A1) No

2) Yes

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

City of Cartersville

B1) Yes

2) Public sewer

City of Cartersville

2) Yes

*Threshold Justification per Applicant*

The project scope includes extending the existing water and sewer line, located in the right of way and adjacent to the subject site. The water extension activities will be conducted in the public right of way.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

Agree

A. Applicant agrees to provide following required Standard Site Amenities in conformance with 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

If "Other", explain here

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.

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

1) Fitness Center

2) Computer Center

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

3) Wellness Center

4)

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

1) HVAC systems

2) Energy Star refrigerators

3) Energy Star dishwashers (not required in senior USDA or HUD properties)

4) Stoves

5) Microwave ovens

6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR

b. Electronically controlled solid cover plates over stove top burners

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

1) Elevators are installed for access to all units above the ground floor.

2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors

3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988

b. If No, was a DCA Architectural Standards waiver granted?

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b) No

D. Agree

1) Yes

2) Yes

3a) Yes

3b)

*Threshold Justification per Applicant*

None of the proposed amenities require a waiver

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

- A. Type of rehab (choose one):
- B. Date of Physical Needs Assessment (PNA):  
Name of consultant preparing PNA:  
Is 20-year replacement reserve study included?
- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?  
Name of qualified BPI Building Analyst or equivalent professional:
- D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced  
DCA Rehabilitation Work Scope form referenced above clearly addresses:
  1. All immediate needs identified in the PNA.
  2. All application threshold and scoring requirements
  3. All applicable architectural and accessibility standards.
  4. All remediation issues identified in the Phase I Environmental Site Assessment.
- 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.	<<Select>>	<<Select>>	Pass?	
B.				
C.				
D.				
1)				
2)				
3)				
4)				
E.				

*Threshold Justification per Applicant*

This is not a rehab project

*DCA's Comments:*

**15 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?  
Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?
- B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?
- C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?  
Site Map delineates the approximate location point of each photo?
- D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

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

*Threshold Justification per Applicant*

Please see site plan in Tab 15

*DCA's Comments:*

**16 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.	Agree		
B.	Agree		

*Threshold Justification per Applicant*

The project will also be an Earthcraft certified project

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

**17 ACCESSIBILITY STANDARDS**

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicted in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
 

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	4	4	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team  
 The DCA qualified consultant will perform the following:
 

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

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

*Threshold Justification per Applicant*

The project will comply with the above standards

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

**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)

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

**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.

No	
----	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

*Threshold Justification per Applicant*

The project will comply with the above selected standards

*DCA's Comments:*

**19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

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

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

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

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

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

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Pass?

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

No	
----	--

E. Certifying General Partner

F. << Select Designation >>

Applicant was deemed qualified without conditions on their pre-application qualification determination request. The required documentation is included in Tab 19

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

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

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

*Threshold Justification per Applicant*

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

The compliance history summary was submitted pre-application in the Performance Workbook

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

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

- A. Name of Qualified non-profit: A. **N/A**
- B. Non-profit's Website: B. \_\_\_\_\_
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? C.
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? D.
- E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? E.
- F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? F.
- G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?  
 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G.
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.
- I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I.

Pass?		

*Threshold Justification per Applicant*

**N/A**

*DCA's Comments:*

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

- A. Name of CHDO: **N/A** Name of CHDO Managing GP: \_\_\_\_\_
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B.
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C.
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount: **0** D.

Pass?		

*Threshold Justification per Applicant*

**N/A**

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

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

Pass?		

*Threshold Justification per Applicant*

**No legal opinions required**

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**Applicant Response** **DCA USE**

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).  
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:  
1) Number of Over Income Tenants  
2) Number of Rent Burdened Tenants  
3) Number of Vacancies  
4) Number of Down units  
5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):  
1) Individual interviews  
2) Meetings  
3) Written Notifications  
4) Other - describe in box provided:

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




--	--

*Threshold Justification per Applicant*

The site is currently undeveloped and vacant

*DCA's Comments:*

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

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

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

*Threshold Justification per Applicant*

Prestwick agrees to submit a marketing plan for AFFH

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

The project is an effective, efficient, and lawful allocation and utilization of the Housing Credit Program

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**REMINDER: Applicants must include comments in sections where points are claimed.**

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

**Failure to do so will result in a one (1) point "Application Completeness" deduction.**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>65</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
A.	<b>0</b>	<b>0</b>
B.	<b>0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

For each missing or incomplete document, one (1) point will be deducted

Organization

Number: 0

One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions

**B. Financial and Other Adjustments**

Number: 0

2-4 adjustments/revisions = one (1) pt deduction total; *then* (1) pt deducted for each add'l adjustment.

DCA's Comments:

*Enter "1" for each item listed below.*

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

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**REMINDER: Applicants must include comments in sections where points are claimed.**

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Failure to do so will result in a one (1) point "Application Completeness" deduction.

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	65	20
	3	2	0

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **70**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
15	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.43%	0.00%

A.	2	0
1.	0	0
2.	2	0

**B. Deeper Targeting through New PBRA Contracts**

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

Nbr of PBRA Residential Units:	

0.00%	0.00%
4	0

B.	0	0
1.	0	0
2.	0	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

Complete this section using results from completed current

**B. Bonus Desirable**

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

completed form in both Excel and signed PDF, where indicated in Tabs Checklist..

Scoring Justification per Applicant

<b>13</b>	<b>0</b>
12	
1	
0	

The site has more than three of the designated desirables within one mile driving distance of the site including a school, daycare, and medical provider . Each are 0.8 miles from the site.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

<b>2</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
No	
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

**REMINDER: Applicants must include comments in sections where points are claimed.**

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Failure to do so will result in a one (1) point "Application Completeness" deduction.

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	65	20

**Flexible Pool**

Choose **A or B.**

**A. Transit-Oriented Development**

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

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

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

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

**B. Access to Public Transportation**

Choose **only one option in B.**

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

Bartow County Transit is an on call service that will pick up at the front door of the Brentwood Apartments. The system operates daily, Monday through Friday and has a website to notify the community of the services. Due to the fact that Bartow County Transit picks up on site, off site paved pedestrian walkways are not required.

DCA's Comments:

For ALL options under this scoring criterion, <b>regardless of Competitive Pool chosen</b> , provide the information below for the transit agency/service:	
Bartow County Transit	(770) 387-5165
www.bartowga.org/departments/transit/index.php	
www.bartowga.org/departments/transit/index.php	

6	A.	0	0
5	1.		
4	2.		
1	3.		
3	B.	0	0
3	1.		
2	2.		
1	3.		
2	4.	2	

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

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

**Competitive Pool chosen:**

Earth Craft House Multifamily  
**Rural**

3	2	0
---	---	---

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

Date of Course	2/14/17	Devin Blankenship	Prestwick Development Company	Yes
Date of Course	2/14/17	Edrick Harris	Prestwick Development Company	

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

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

Date of Audit: [ ] Date of Report: [ ]

Yes	
N/a	

**A. Sustainable Communities Certification**

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

**1. EarthCraft Communities**

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

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

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

2	A.	Yes/No	Yes/No
		No	

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>65 20</b>

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

**Commitments for Building Certification:**

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

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

**C. Exceptional Sustainable Building Certification** 3 C. Yes/No Yes/No

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

**D. High Performance Building Design** The proposed building design demonstrates: 1 D.

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

*Scoring Justification per Applicant*

The project will seek an EarthCraft Multifamily certification. The applicable scoring sheet is included in Tab 29. Also, located in Tab 29 is documentation for the High Performance Building Design confirmation.

*DCA's Comments:*

**7. STABLE COMMUNITIES** (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7 **4 0**

**A Census Tract Demographics** 3 **2**

& Competitive Pool chosen: **Rural** Yes/No Yes/No

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

2. Less than **15%** below Poverty level (see Income) Actual Percent **14.03%**

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

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

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

**C. Georgia Department of Public Health Stable Communities** 2 **2 0**

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: **A2** **<Select>**

**D. Mixed-Income Developments in Stable Communities** Market units: **0** Total Units: **70** Mkt Pct of Total: **0.00%** 2 **0 0**

*DCA's Comments:*

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>65</b>	<b>20</b>
<b>10</b>	<b>0</b>	<b>0</b>
	Yes	

**TOTALS:**

**8. TRANSFORMATIONAL COMMUNITIES (choose A or B)**

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

**A. Community Revitalization**

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
- iii.) Public input and engagement during the planning stages:

Date Plan originally adopted by Local Govt:  
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:  
 Date(s) Plan reauthorized/renewed by Local Government, if applicable:

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

2 A. 

Yes/No	Yes/No

i.)	
ii.)	

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

a)		
b) <<Select Event 1 type>>	<<Select Event 2 type>>	
c) <<Select Entity 1 type>>	<<Select Entity 2 type>>	

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
Project is in a QCT? No Census Tract Number: 9606.00 Eligible Basis Adjustment: State Boost

1	1.		
1	2.		

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>65</b>	<b>20</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

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

4

2.

a) *Public and Private Engagement*

Tenancy:

**HFOP**

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

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

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>65</b>	<b>20</b>

ii. Transformation Partner 2 <input type="text" value="&lt;Select Transformation Prtrn type&gt;"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>	Score Value: 92	Self Score: 65	DCA Score: 20
Org Name <input type="text"/>	Website <input type="text"/>	If "Other" Type, specify below:	Date(s) of publication of meeting notice <input type="text"/>			
Contact Name <input type="text"/>	Direct Line <input type="text"/>		Publication(s) <input type="text"/>			
Email <input type="text"/>			Social Media <input type="text"/>			
Role <input type="text"/>			Mtg Locatn <input type="text"/>			
				Which Partners were present at Public Mtg 2 between Partners? <input type="text"/>		
b) <i>Citizen Outreach</i> Choose either "i" or "ii" below for (b).				Yes/No	Yes/No	
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i.		
or Nbr of Respondents						
ii. Public Meetings				ii.		
Meeting 1 Date <input type="text"/>	Date(s) of publication of Meeting 1 notice <input type="text"/>	Dates: Mtg 2 <input type="text"/>	Mtg Notice Publication <input type="text"/>			
Publication(s) <input type="text"/>	Social Media <input type="text"/>	Meeting Location <input type="text"/>	Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners? <input type="text"/>			
Copy(-ies) of published notices provided in application binder? <input type="text"/>		Copy(-ies) of published notices provided in application binder? <input type="text"/>				
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:						
i. Local Population Challenge 1						
Goal for increasing residents' access						
Solution and Who Implements						
Goal for catalyzing neighborhood's access						
Solution and Who Implements						
ii. Local Population Challenge 2						
Goal for increasing residents' access						
Solution and Who Implements						
Goal for catalyzing neighborhood's access						
Solution and Who Implements						
iii. Local Population Challenge 3						
Goal for increasing residents' access						
Solution and Who Implements						
Goal for catalyzing neighborhood's access						
Solution and Who Implements						
iv. Local Population Challenge 4						
Goal for increasing residents' access						
Solution and Who Implements						
Goal for catalyzing neighborhood's access						
Solution and Who Implements						
v. Local Population Challenge 5						
Goal for increasing residents' access						
Solution and Who Implements						
Goal for catalyzing neighborhood's access						

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>65</b>	<b>20</b>

Solution and Who Implements

--

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

**HFOP**

4		
1	1.	

Source		Bank Name	
Contact	Direct Line	Account Name	
Email		Bank Website	
Bank Contact	Direct Line	Contact Email	

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

Description of Use of Funds

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.

**2. Long-term Ground Lease**

1	2.	

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

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Rural**

2	3.	

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

Description of how the investment will serve the tenant base for the proposed development

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	11,358,069
---	---------	---------	--------------------------------	------------

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>65</b>	<b>20</b>
D.		
1.		
2.		

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

N/A

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

3	0
---	---

Competitive Pool chosen:

Rural

**A. Phased Developments**

Phased Development?

No

0

3

0	
---	--

1. Application is in the Flexible Pool and the proposed project is part of a Phased Development in which one or more phases received an allocation of 9% tax credits within the past five (5) funding rounds (only the second and third phase of a project may receive these points) and at least one phase has commenced construction per that allocation by the 2017 Application Submission deadline?

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

**B. Previous Projects (Flexible Pool)**

(choose 1 or 2)

3

0	0
---	---

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

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

3  
2

1.		
2.		

**C. Previous Projects (Rural Pool)**

(choose 1 or 3)

4

3	0
---	---

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

1. Within the last Five (5) DCA funding cycles
2. Since the 2000 DCA Housing Credit Competitive Round (additional point)
- OR 3. Within the last Four (4) DCA funding cycles

3  
1  
2

1.	3	
2.		
3.		

Scoring Justification per Applicant

There has been no projects awarded in Bartow County in the last 5 funding cycles.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>65</b>
	<b>2</b>	<b>0</b>
	Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

*Scoring Justification per Applicant*

The market study shows strong occupancies and strong demand for the area

*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?

**B. Tenant Ownership**

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

*DCA's Comments:*

	<b>1</b>	<b>0</b>
A.	1	
	Yes	
B.	0	
	N/a	

**12. EXCEPTIONAL NON-PROFIT**

N/A

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

Is this the only application from this non-profit requesting these points in this funding round?

Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application?

*DCA's Comments:*

	<b>3</b>	
	Yes/No	Yes/No
	No	

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

<b>2</b>	<b>2</b>	
----------	----------	--

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

Unit Total	<b>70</b>
------------	-----------

MGP	Brentwood Senior GP I, LLC	0.0100%	Ken Blankenship	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Prestwick Development Company, LL	0.0000%	Ken Blankenship
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	SunTrust Community Capital	99.9800%	Brian Womble	Developmt Consult	0	0.0000%	0
State LP	Suntrust Community Capital	0.0100%	Brian Womble				

*Scoring Justification per Applicant*

*DCA's Comments:*

The site is in an USDA rural area and has a proposed 70 units

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>65 20</b>

**14. DCA COMMUNITY INITIATIVES**

**A. Georgia Initiative for Community Housing (GICH)**

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

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

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

**B. Designated Military Zones**

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

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

City: **Cartersville** County: **Bartow** QCT? **No** Census Tract #: **9606.00**

Scoring Justification per Applicant

DCA's Comments:

Brentwood has been supported by the Bartow County GICH team. A letter from Patrick Nelson, the GICH Team

2	1	0
1	1	
A. Yes/No Yes/No		
1.	Yes	
2.	Yes	
3.	Yes	
4.	Yes	
5.	Yes	
B.		
	0	
	No	

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

	Amount		Amount
a)		a)	
b)		b)	
c)		c)	
d)		d)	
e)		e)	
f)		f)	
g)		g)	
h)		h)	
i)		i)	
j)	1,720,866	j)	
<b>Total Qualifying Sources (TQS):</b>		<b>0</b>	

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

11,358,069	0.0000%
15.1510%	

The USDA 538 Loan proceeds are greater than 10% of TDC for this development

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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

**TOTALS: 92 65 20**

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**17. INTEGRATED SUPPORTIVE HOUSING**

**A. Integrated Supportive Housing/ Section 811 RA**

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

**B. Target Population Preference**

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

Scoring Justification per Applicant

The project will accept 10% of the total units to meet the 811 PBRA requirement

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

**A. Historic and Adaptive Reuse**

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

N/A

**B. Historic**

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

DCA's Comments:

Historic Credit Equity:	<input type="text" value="0"/>	2	<input type="text" value="0"/>	<input type="text" value="0"/>
Historic adaptive reuse units:	<input type="text" value="0"/>	2	<input type="text" value="0"/>	
Total Units	<input type="text" value="70"/>			
% of Total	<input type="text" value="0.00%"/>			
Nbr Historic units:	<input type="text" value="0"/>	1	<input type="text" value="0"/>	
Total Units	<input type="text" value="70"/>			
% of Total	<input type="text" value="0.00%"/>			

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TOTALS:	Score Value	Self Score	DCA Score
	92	65	20
	3	3	0

**19. HEALTHY HOUSING INITIATIVES** (choose A or B or C)

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
No	
No	
Agree	

Access to affordable health care and prevention/Wellness education are listed as the key priorities for Bartow County. Many of the chronic problems that result from the lack of affordable health care and education are predominate including heart disease and obesity. The Community Health Needs Assessment, MOU, and Plan can be found in Tab 40.

**A. Preventive Health Screening/Wellness Program for Residents**

3      3      0

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence      Cost to Resident

a) Health Education	Monthly	0-\$10
b) Health Screening	Monthly	0-\$10
c) Health Risk Assessment	Monthly	0-\$10
d) N/A		

**B. Healthy Eating Initiative**

2      0      0

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

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

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

Description of Monthly Healthy Eating Programs	Description of Related Event
a)	
b)	
c)	
d)	

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>65</b>	<b>20</b>
2	0	0

**C. Healthy Activity Initiative**

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

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

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail \_\_\_\_\_ miles

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

2.	
----	--

Scoring Justification per Applicant

HEALing Community Center will provide monthly services at the property. A MOU is in place. HEALing Community has an extensive offering of services that provide a holistic approach to health for the residents.

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

<b>3</b>	<b>2</b>	<b>0</b>
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:  
 Tenancy  
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

Cartersville City  
 HFOP

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Cartersville Primary Elementary	K-5	No	78.75	87.10	76.80		80.88	Yes
b) Middle/Junior High	Cartersville Middle School	6-8	No	75.70	81.60	78.70		78.67	Yes
c) High	Cartersville High School	9-12	No	80.80	74.50	80.60		78.63	Yes
d) Primary/Elementary	Cartersville Primary Elementary	K-5	No						
e) Middle/Junior High	Cartersville Middle School	6-8	No						
f) High	Cartersville High School	9-12	No						

Scoring Justification per Applicant

Cartersville City schools has a primary school for grades K-2 and Elementary grades 3-5. The CCRPI scores have been averaged for an aggregate "elementary" score. A letter has been provided from the School Superintendent confirming the school attendance zones. Each school level exceeds the minimum CCRPI score for a quality school.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

**OR B.** Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>65 20</b>
	<b>2</b>	<b>2 0</b>

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				4,814
Min Exceeded by:	0.00%	0.00%	0.00%	60.47%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs: 3,000  
 Total Nbr of Jobs w/in the 2-mile radius: 4,814  
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: 1,698  
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: 35.27%

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	3,000	
Total Nbr of Jobs w/in the 2-mile radius	4,814	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	1,698	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	35.27%	0.00%

Project City	Cartersville
Project County	Bartow
HUD SA	Atlanta-Sandy Springs-Marietta
MSA / Non-MSA	MSA
Urban or Rural	Rural

Scoring Justification per Applicant

The subject site (utilizing the nearest address of 1419 Douthit Ferry Road) has a total of 4,814 jobs within 2-miles exceeding the minimum of 3,000 jobs for a rural area.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score

Deductions

Additions

Scoring Justification per Applicant

<b>10</b>	<b>10</b>	<b>10</b>

DCA's Comments:

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>65</b>	<b>20</b>
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

<b>20</b>
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**PART NINE - SCORING CRITERIA - 2017-006 Brentwood Apartments, Cartersville, Bartow County**

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
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**TOTALS:**

**92**

<b>65</b>	<b>20</b>
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

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

Brentwood Apartments  
Cartersville, Bartow County

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

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**  
Brentwood Apartments  
Cartersville, Bartow County

## Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

### Brentwood Apartments Cartersville, Bartow County

The Bartow County GICH Team lead by Patrick Nelson has confirmed their support of Brentwood Senior Apartments. This is confirmed in the GICH Team support letter. The letter was authorized by the County Commissioner, Steve Taylor, who is also on the GICH Team. The Bartow County GICH Team is in their freshman year and have drafted their GICH plan to support affordable housing expressly and they support senior affordable housing. The Bartow GICH plan can be found in Community Initiatives (Tab 35). Prestwick will develop a market quality age restricted product consistent with The Manor at Scott's Crossing, Gateway East Point, Manor at Broad Street, and Gateway Capitol View located on Douthit Ferry Road in Bartow County. The exclusive age 55 year and older senior living complex will showcase 70 units (63 one bedroom and 7 two bedroom).

All units will be located in one (1) linear building served by elevator. The building's attractive, modern exterior will consist of brick or stone complemented by hardi-plank façade providing maximum architectural appeal. For the enjoyment and convenience of all residents, central common areas will include a community room with a fully equipped kitchen, fitness center, business center with computer stations, furnished library, interior gathering areas and a laundry room. We will also offer a gazebo / picnic area and other green space. Resident activities will be ongoing and designed to meet the needs of the changing community. Also one of the major attributes of the new development is it's location. Brentwood will be located in the "West End" of Cartersville near numerous amenities including parks and cultural activities. The site also other has location advantages with it's proximity to the West Avenue retail corridor.



## Scoring Section 16 - Innovative Project Concept Narrative

Brentwood Apartments  
Cartersville, Bartow County

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



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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]