

Project Narrative
Anthem Apartments
Atlanta, Fulton County

Prestwick in partnership with the Housing Authority of Fulton County 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 Riverside Drive and Waycrest Drive in Fulton County. The project is a part of the Riverside Drive Redevelopment initiative that is featuring the Woodberry Park E-Commerce & Distribution Center. The development will add an additional 226k sf of market rate apartments, nearly 170 sf of retail including and anchor grocer, and 108k sf of offices. Anthem will compliment the development with the exclusive age 62 year and older senior living complex will showcase 94 units (80 one bedroom and 14 two bedroom). The development will have two (2) ACC units. There will be 23 market rate units in the project. All units will be located in one (1) "L" shaped 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. The Anthem will have an Exceptional Sustainable Building Certification. The Anthem will For the enjoyment and convenience of all residents, central common areas will include a community room with an equipped kitchen, fitness center, business center with computer stations, furnished library, interior gathering areas, wellness center 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. The Anthem will be located off of Camp Creek Parkway near numerous amenities including parks and cultural activities. The site also has other location advantages with it's proximity to the Camp Creek retail corridor.

PART ONE - PROJECT INFORMATION - 2017-007 Anthem Apartments, Atlanta, Fulton County

Please note:

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

DCA Use ONLY - Project Nbr:
2017-007

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 950,000	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-054 No

Was this project previously submitted to the Ga Department of Community Affairs? 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	Anthem Apartments		Phased Project?	No	
Site Street Address (if known)	0 Riverside Drive		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	1925 Waycrest Drive		Scattered Site?	No	
Site Geo Coordinates (##.#####)	Latitude: 33.707620	Longitude: -84.589780	Acreage	6.6700	
City	Atlanta	9-digit Zip**	30331-8400	Census Tract Number	0103.03
Site is predominantly located:	In Unincorporated County	County	Fulton	QCT?	No
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban

* If street number unknown
 Legislative Districts **

Congressional	5	State Senate	38	State House	61
If on boundary, other district:	13				

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

Political Jurisdiction	Fulton County		Website	www.fultoncountyga.gov	
Name of Chief Elected Official	John H. Eaves	Title	Chairman, County Commis		
Address	141 Pryor Street SW, 10th Floor		City	Atlanta	
Zip+4	30303-0000	Phone	(404) 612-8200	Email	john.eaves@fultoncountyga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	94	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 - 2017-007 Anthem Apartments, Atlanta, Fulton County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	71	0
Number of 50% Units	21	0
Number of 60% Units	50	0
Number of Unrestricted (Market) Units	23	
Total Residential Units	94	
Common Space Units	0	
Total Units	94	

E. Buildings

Number of Residential Buildings	1
Number of Non-Residential Buildings	0
Total Number of Buildings	1

F. Total Residential Parking Spaces

131

D. Unit Area

Total Low Income Residential Unit Square Footage	52,175
Total Unrestricted (Market) Residential Unit Square Footage	17,475
Total Residential Unit Square Footage	69,650
Total Common Space Unit Square Footage	0
Total Square Footage from Units	69,650

Total Common Area Square Footage from Nonresidential areas	22,230
Total Square Footage	91,880

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

If Other, specify: Senior Head of Household per HUD 221

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP		Other	
% of Total Units		5.3%	Required:	5%
% of Units for the Mobility-Impaired		40.0%	Required:	40%
% of Total Units		2.1%	Required:	2%

VI. TENANCY CHARACTERISTICS

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

Other

B. Mobility Impaired

Nbr of Units Equipped:	5
Roll-In Showers	2

C. Sight / Hearing Impaired

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

A. Tax Credit Election

40% of Units at 60% of AMI

B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)

20% of HOME-Assisted Units at 50% of AMI No

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Flexible

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-007 Anthem Apartments, Atlanta, Fulton 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 - 2017-007 Anthem Apartments, Atlanta, Fulton County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

Is proposed project part of a local public housing replacement program?

Number of Public Housing Units reserved and rented to public housing tenants: % of Total Residential Units

Nbr of Units Reserved and Rented to: PHA Tenants w/ PBRA: Households on Waiting List: % of Total Residential Units

Local PHA Contact

Street Address Direct line

City Zip+4 Cellular

Area Code / Phone Email

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

If yes, expiration year: Nbr yrs to forgo cancellation option:

New properties: to exercise an Extension of Cancellation Option?

If yes, expiration year: Nbr yrs to forgo cancellation option:

C. Is there a Tenant Ownership Plan?

D. Is the Project Currently Occupied?

If Yes ----->: Total Existing Units

Number Occupied

% Existing Occupied

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

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

F. Projected Place-In-Service Date

Acquisition

Rehab

New Construction

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 IX A - 11A - 11 (A). Therefore, "Yes" was selected in Section XIII-B.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-007 Anthem Apartments, Atlanta, Fulton 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)

Anthem 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.

Anthem Senior GPI, 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.

Housing Authority of Fulton County				Name of Principal	Larry Haqq
4273 Wendell Drive				Title of Principal	Executive Director
Atlanta		Website	www.hafc.org	Direct line	(404) 588-4950
GA	Zip+4	30336-0000		Cellular	(404) 246-4474
(404) 588-4950			E-mail lhagq@hafc.org		

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 - 2017-007 Anthem Apartments, Atlanta, Fulton 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 - 2017-007 Anthem Apartments, Atlanta, Fulton County

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D. ATTORNEY	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		

E. ACCOUNTANT	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		

F. ARCHITECT	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.)

A. LAND SELLER (If applicable)	Principal	10-Digit Phone / Ext.
Office Street Address	City	
State	Zip+4	E-mail

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?	Yes	The Housing Authority of Fulton County is the land owner and their affiliate is a member of Anthem Senior I GP, LLC.
3. Owner and Contractor?	Yes	The members of the General Partner entity, Anthem 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 - 2017-007 Anthem Apartments, Atlanta, Fulton County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<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	0.0075%	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	No	No	For Profit	0.0025%	Yes	The Housing Authority of Fulton County is the land owner.
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	
				Total	100.0000%	

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. Anthem Senior I, LP will ground lease the land from the Housing Authority of Fulton County.	
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PART THREE - SOURCES OF FUNDS - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
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 <i>type/program</i> 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	Walker Dunlop - HUD 221d4	2,317,762	5.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	SunTrust Community Capital	11,797,496		
State Housing Credit Equity				
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		14,115,258		
Total Construction Period Costs from Development Budget:		12,140,482		
Surplus / (Shortage) of Construction funds to Construction costs:		1,974,776		

PART THREE - SOURCES OF FUNDS - 2017-007 Anthem Apartments, Atlanta, Fulton County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Walker Dunlop - HUD 221d4	2,317,762	5.000%	40	40	134,114	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.79% Prestwick Development Company	14,214	0.000%	1	1	14,214	Cash Flow

Total Cash Flow for Years 1 - 15: 732,485
 DDF Percent of Cash Flow (Yrs 1-15) **1.941%** 1.941%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	SunTrust Community Capital	8,358,328					
State Housing Credit Equity	SunTrust Community Capital	4,750,000					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		15,440,304					
Total Development Costs from Development Budget:		15,440,304					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
8,360,000	-1,672.00	54%
4,750,000	0.00	31%
		<u>85%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

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.

PART FOUR - USES OF FUNDS - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
				PRE-DEVELOPMENT COSTS				
PRE-DEVELOPMENT COSTS								
Property Appraisal				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 >>								
				Subtotal	58,000	-	-	-
				ACQUISITION				
ACQUISITION								
Land				1,000,000				1,000,000
Site Demolition								
Acquisition Legal Fees (if existing structures)								
Existing Structures								
				Subtotal	1,000,000	-	-	1,000,000
				LAND IMPROVEMENTS				
LAND IMPROVEMENTS								
Site Construction (On-site)	Per acre:	74,963		500,000	500,000			
Site Construction (Off-site)				150,000				150,000
				Subtotal	500,000	-	-	150,000
				STRUCTURES				
STRUCTURES								
Residential Structures - New Construction				7,677,320	7,677,320			
Residential Structures - Rehab								
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr								
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab								
				Subtotal	7,677,320	-	-	-
				CONTRACTOR SERVICES				
CONTRACTOR SERVICES								
Builder Profit:	DCA Limit	14.000%		499,639	499,639			
Builder Overhead	6.000%	499,639	6.000%	166,546	166,546			
General Requirements*	2.000%	166,546	2.000%	499,639	499,639			
	6.000%	499,639	6.000%					
*See QAP: General Requirements policy	14.000%	1,165,825		Subtotal	1,165,824	-	-	-
				OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)								
Other: << Enter description here; provide detail & justification in tab Part IV-b >>								
Total Construction Hard Costs				9,493,144.00				
Average TCHC:				100,990.89	per Res'l unit	100,990.89	per unit	103.32
				136.30	per Res'l unit SF	136.30	per unit sq ft	
				CONSTRUCTION CONTINGENCY				
CONSTRUCTION CONTINGENCY								
Construction Contingency	5.00%			474,657	474,657			

PART FOUR - USES OF FUNDS - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	84,370	84,370			
Construction Loan Interest	256,800	256,800			
Construction Legal Fees	27,500	13,881			13,619
Construction Period Inspection Fees					
Construction Period Real Estate Tax	50,000	50,000			
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 >>					
Subtotal	493,670	480,051	-	-	13,619
PROFESSIONAL SERVICES					
Architectural Fee - Design	292,780	292,780			
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)	100,000	100,000			
Accessibility Inspections and Plan Review	5,000	5,000			
Construction Materials Testing	20,000	20,000			
Engineering	120,000	120,000			
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			
Subtotal	746,780	651,780	-	-	95,000
LOCAL GOVERNMENT FEES <i>Avg per unit: 1,993</i>					
Building Permits	46,835	46,835			
Impact Fees	-				
Water Tap Fees <i>waived? No</i>	44,000	44,000			
Sewer Tap Fees <i>waived? No</i>	96,553	96,553			
Subtotal	187,388	187,388	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	81,122				81,122
Permanent Loan Legal Fees	35,000				35,000
Title and Recording Fees	55,000				55,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	171,122				171,122

PART FOUR - USES OF FUNDS - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	76,000	76,000				76,000
LIHTC Compliance Monitoring Fee	75,200	75,200				75,200
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: DCA Pre-application fee		1,000				1,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	161,700				161,700
		EQUITY COSTS				
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 >>						
	Subtotal	35,000				35,000
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,800,000	1,800,000			
	Subtotal	1,800,000	1,800,000	-	-	-
		START-UP AND RESERVES				
Marketing		75,000				75,000
Rent-Up Reserves	115,673	115,673				115,673
Operating Deficit Reserve:	298,404	298,404				298,404
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 2,394	225,000	225,000			
Other: Tax & Insurance Reserve		50,000				50,000
	Subtotal	764,077	225,000	-	-	539,077
		OTHER COSTS				
Relocation						
Other: Inspector, HUD App, MIP, Inspection		54,766	54,766			
	Subtotal	54,766	54,766	-	-	-
TOTAL DEVELOPMENT COST (TDC)		15,440,304	13,274,786	-	-	2,165,518
Average TDC Per:	Unit:	164,258.55	Square Foot:	168.05		

PART FOUR - USES OF FUNDS - 2017-007 Anthem Apartments, Atlanta, Fulton County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <Enter detailed description here; use Comments section if needed>			
Total Subtractions From Basis:	0		0

Eligible Basis Calculation

Total Basis	13,274,786	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	13,274,786	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: State Boost	130.00%		
Adjusted Eligible Basis	17,257,222	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	74.91%	74.91%	74.91%
Qualified Basis	12,927,431	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,163,469	0	0
Total Basis Method Tax Credit Calculation	1,163,469		

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

15,473,900	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):			
15,440,304					
2,317,762					
13,122,542	Funding Amount	0	Hist Desig	No	
/ 10					
1,312,254	Federal	0.8800	+	State	0.5000
1.3800	=				
950,909					
950,000					
950,000					
950,000					

PART FOUR - USES OF FUNDS - 2017-007 Anthem Apartments, Atlanta, Fulton 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, and side walk connections and cross walks to be built in the right of way of Riverside Drive, Fulton Industrial Blvd, and Waycrest Drive.

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.

PART FOUR (b) - OTHER COSTS - 2017-007 - Anthem Apartments - Atlanta - Fulton, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

Noise Testing

Required document due to loan requirements

100% of this 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

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

Total Cost

DCA-RELATED COSTS

DCA Pre-application fee

Required DCA fee for experience determination. Cost is not in basis.

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 Reserve

First year taxes and reserve

Not in Basis

Total Cost Total Basis

OTHER COSTS

Inspector, HUD App, MIP, Inspection

Cost associated with HUD 221d4 loan

Cost are directly related to construction

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-007 Anthem Apartments, Atlanta, Fulton 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

Fulton County Housing Authority		
January 1, 2015	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			6	8			
Cooking	Electric	X			8	10			
Hot Water	Electric	X			17	25			
Air Conditioning	Electric	X			9	15			
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			39	47			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes		X						
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	79	105	0	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

The Anthem Project is in partnership and under the jurisdiction of the Housing Authority of Fulton County. Therefore, their utility allowances were used. The 2015 utility allowances are posted on HAFC's website and confirmed as the current allowances to use.

DCA COMMENTS

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

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	80	14	0	0	0	94
0	0	0	0	0	0	0

Unit Square Footage:

Low Income
60% AMI
50% AMI
Total

Unrestricted
Total Residential
Common Space
Total

0	31,500	4,875	0	0	36,375
0	11,900	3,900	0	0	15,800
0	43,400	8,775	0	0	52,175
0	12,600	4,875	0	0	17,475
0	56,000	13,650	0	0	69,650
0	0	0	0	0	0
0	56,000	13,650	0	0	69,650

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

14,462

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	40,000
Maintenance Salaries & Benefits	38,000
Support Services Salaries & Benefits	
Benefit, payroll, taxes, WC	14,040
Subtotal	92,040

On-Site Office Costs

Office Supplies & Postage	7,500
Telephone	7,200
Travel	2,000
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other, Admin, Software, Compliance Fee	11,288
Subtotal	27,988

Maintenance Expenses

Contracted Repairs	12,500
General Repairs	10,000
Grounds Maintenance	10,000
Extermination	3,500
Maintenance Supplies	7,500
Elevator Maintenance	5,214
Redecorating	10,000
Services	8,320
Subtotal	67,034

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	2,500
Accounting	10,000
Advertising	13,000
Other (describe here)	
Subtotal	25,500

Utilities (Avg\$/mth/unit)

Electricity	46	51,500
Natural Gas	0	
Water&Swr	71	80,115
Trash Collection		12,000
ACC Unit Utilities		2,208
Subtotal		145,823

Taxes and Insurance

Real Estate Taxes (Gross)*	44,938
Insurance**	21,645
Other (describe here)	
Subtotal	66,583

Management Fee:

	37,725
431.54	Average per unit per year
35.96	Average per unit per month

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

TOTAL OPERATING EXPENSES **462,693**

Average per unit 4,922.27
Total OE Required 423,000

Replacement Reserve (RR) **23,500**

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	94 units x \$250 =	23,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	94	23,500

TOTAL ANNUAL EXPENSES **486,193**

V. APPLICANT COMMENTS AND CLARIFICATIONS

Unit utilities for the two ACC units are included in the operating budget.

The two one bedroom units on line 10 are 30% rents (ACC).

As per discussion with the tax office, the income approach to value is to be used and an 8% cap rate was applied to the projected NOI to establish appraised value. Insurance estimates were provided by our insurance company. Fulton County has no impact fees.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.73%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	37,725
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	723,084	737,546	752,297	767,343	782,689	798,343	814,310	830,596	847,208	864,152
Ancillary Income	14,462	14,751	15,046	15,347	15,654	15,967	16,286	16,612	16,944	17,283
Vacancy	(51,628)	(52,661)	(53,714)	(54,788)	(55,884)	(57,002)	(58,142)	(59,305)	(60,491)	(61,700)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(424,968)	(437,717)	(450,849)	(464,374)	(478,305)	(492,654)	(507,434)	(522,657)	(538,337)	(554,487)
Property Mgmt	(37,725)	(38,857)	(40,022)	(41,223)	(42,460)	(43,734)	(45,046)	(46,397)	(47,789)	(49,223)
Reserves	(23,500)	(24,205)	(24,931)	(25,679)	(26,449)	(27,243)	(28,060)	(28,902)	(29,769)	(30,662)
NOI	199,724	198,857	197,827	196,625	195,244	193,677	191,914	189,948	187,767	185,363
Mortgage A	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)
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	60,610	59,743	58,713	57,511	56,130	54,563	52,800	50,834	48,653	46,249
DCR Mortgage A	1.49	1.48	1.48	1.47	1.46	1.44	1.43	1.42	1.40	1.38
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.49	1.48	1.48	1.47	1.46	1.44	1.43	1.42	1.40	1.38
Oper Exp Coverage Ratio	1.41	1.40	1.38	1.37	1.36	1.34	1.33	1.32	1.30	1.29
Mortgage A Balance	2,299,113	2,279,509	2,258,902	2,237,242	2,214,473	2,190,539	2,165,380	2,138,935	2,111,136	2,081,915
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.73%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	37,725
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	881,435	899,064	917,045	935,386	954,094	973,176	992,639	1,012,492	1,032,742	1,053,397
Ancillary Income	17,629	17,981	18,341	18,708	19,082	19,464	19,853	20,250	20,655	21,068
Vacancy	(62,934)	(64,193)	(65,477)	(66,787)	(68,122)	(69,485)	(70,874)	(72,292)	(73,738)	(75,213)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(571,121)	(588,255)	(605,903)	(624,080)	(642,802)	(662,086)	(681,949)	(702,407)	(723,480)	(745,184)
Property Mgmt	(50,699)	(52,220)	(53,787)	(55,400)	(57,062)	(58,774)	(60,538)	(62,354)	(64,224)	(66,151)
Reserves	(31,582)	(32,529)	(33,505)	(34,511)	(35,546)	(36,612)	(37,711)	(38,842)	(40,007)	(41,207)
NOI	182,727	179,848	176,714	173,317	169,643	165,682	161,420	156,847	151,948	146,710
Mortgage A	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)
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	43,613	40,734	37,600	34,203	30,529	26,568	22,306	17,733	12,834	7,596
DCR Mortgage A	1.36	1.34	1.32	1.29	1.26	1.24	1.20	1.17	1.13	1.09
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.36	1.34	1.32	1.29	1.26	1.24	1.20	1.17	1.13	1.09
Oper Exp Coverage Ratio	1.28	1.27	1.25	1.24	1.23	1.22	1.21	1.20	1.18	1.17
Mortgage A Balance	2,051,200	2,018,912	1,984,973	1,949,298	1,911,797	1,872,377	1,830,941	1,787,385	1,741,601	1,693,474
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.73%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	37,725
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	1,074,465	1,095,954	1,117,873	1,140,231	1,163,035	1,186,296	1,210,022	1,234,222	1,258,907	1,284,085
Ancillary Income	21,489	21,919	22,357	22,805	23,261	23,726	24,200	24,684	25,178	25,682
Vacancy	(76,717)	(78,251)	(79,816)	(81,412)	(83,041)	(84,702)	(86,396)	(88,123)	(89,886)	(91,684)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(767,539)	(790,566)	(814,283)	(838,711)	(863,872)	(889,789)	(916,482)	(943,977)	(972,296)	(1,001,465)
Property Mgmt	(68,136)	(70,180)	(72,285)	(74,454)	(76,687)	(78,988)	(81,357)	(83,798)	(86,312)	(88,901)
Reserves	(42,444)	(43,717)	(45,028)	(46,379)	(47,771)	(49,204)	(50,680)	(52,200)	(53,766)	(55,379)
NOI	141,118	135,159	128,818	122,078	114,925	107,340	99,308	90,808	81,825	72,338
Mortgage A	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)
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	2,004	(3,955)	(10,296)	(17,036)	(24,189)	(31,774)	(39,806)	(48,306)	(57,289)	(66,776)
DCR Mortgage A	1.05	1.01	0.96	0.91	0.86	0.80	0.74	0.68	0.61	0.54
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.05	1.01	0.96	0.91	0.86	0.80	0.74	0.68	0.61	0.54
Oper Exp Coverage Ratio	1.16	1.15	1.14	1.13	1.12	1.11	1.09	1.08	1.07	1.06
Mortgage A Balance	1,642,885	1,589,707	1,533,809	1,475,051	1,413,287	1,348,363	1,280,117	1,208,380	1,132,972	1,053,707
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.73%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	37,725
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,309,767	1,335,962	1,362,681	1,389,935	1,417,733
Ancillary Income	26,195	26,719	27,254	27,799	28,355
Vacancy	(93,517)	(95,388)	(97,295)	(99,241)	(101,226)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,031,509)	(1,062,454)	(1,094,328)	(1,127,158)	(1,160,972)
Property Mgmt	(91,568)	(94,316)	(97,145)	(100,059)	(103,061)
Reserves	(57,041)	(58,752)	(60,514)	(62,330)	(64,200)
NOI	62,327	51,771	40,652	28,946	16,629
Mortgage A	(134,114)	(134,114)	(134,114)	(134,114)	(134,114)
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	(76,787)	(87,343)	(98,462)	(110,168)	(122,485)
DCR Mortgage A	0.46	0.39	0.30	0.22	0.12
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.46	0.39	0.30	0.22	0.12
Oper Exp Coverage Ratio	1.05	1.04	1.03	1.02	1.01
Mortgage A Balance	970,386	882,802	790,737	693,963	592,236
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-007 Anthem Apartments, Atlanta, Fulton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.73%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	37,725
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 - 2017-007 Anthem Apartments, Atlanta, Fulton 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)

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

No items are under consideration. Debt and Equity letters are included.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton 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	
Detached/Semi-Detached						
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>
Row House						
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>
Walkup						
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>
Elevator						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	80	157,897 x 80 units = 12,631,760	0	0	173,686 x 0 units = 0
2 BR	2	14	203,010 x 14 units = 2,842,140	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>94</i>	<i>94</i>	<i>15,473,900</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	94		15,473,900	0		0

Threshold Justification per Applicant

DCA's Comments:

Project limit is 15,473,900

3 TENANCY CHARACTERISTICS

This project is designated as:

Other

Pass?

Threshold Justification per Applicant

DCA's Comments:

The property will be age restricted to 62 and older, senior head of household per HUD 221d4 rules

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: **Healthy Housing Initiatives Monthly 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 - 2017-007 Anthem Apartments, Atlanta, Fulton 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.	Seven to eight months	
C.	95.50%	
D.	16.20%	

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 94 units. The overall market has a very healthy occupancy of 95.5% and an overall capture rate of 16.2%. There were no projects funded in 2014 or 2015 in close proximity to the project.

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

Appraiser's Name: **AGW Enterprises, Inc.**

Pass?	
A.	Yes
B.	Yes
1)	Yes
2)	No
3)	Yes
4)	
C.	No
D.	
1)	No
2)	No
3)	No

Threshold Justification per Applicant

Appraisal is required and included. There is an identity of interest between the buyer and the seller. The value derived is 1,170,000, which exceeds the lease amount of 1,000,000

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton 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?

Roadways and airtraffic. There are no rail facilities near the site.

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

The site has wetlands, however, no development is planned in the wetlands.

DCA's Comments:

A.	Geotechnical & Environmental Consulting, Inc	
B.	No	
C.	Yes	
1)	Geotechnical & Environmental Consulting, Inc.	
2)	65	

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

No	
No	
No	
No	

No	
No	
No	

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

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

I.		
J.		

PART EIGHT - THRESHOLD CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton 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.	
B.	Ground lease/Option
C.	Anthem Senior I, LP
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, Riverside Drive

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 - 2017-007 Anthem Apartments, Atlanta, Fulton 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

Threshold Justification per Applicant

2) Electric

Georgia Power

Pass?

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?
2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

Pass?

A1) No

2) Yes

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

1) Public water

City of Atlanta

2) Public sewer

Fulton County

B1) Yes

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):
- 2) Exterior gathering area (if "Other", explain in box provided at right):
- 3) On site laundry type:

A1)

Room

A2)

Gazebo

If "Other", explain here

A3)

On-site laundry

B. Agree

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

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

1) Fitness Center

2) Computer Center

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

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b) No

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

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

D. Agree

1) Yes

2) Yes

3a) Yes

3b)

Threshold Justification per Applicant

None of the proposed amenities require a waiver

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton 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 receive an exceptional sustainable building certification - 10 additional points over minimum in the Enterprise Foundation Green Communities Certification Program.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton 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)

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	5	5	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% 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 - 2017-007 Anthem Apartments, Atlanta, Fulton 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 - 2017-007 Anthem Apartments, Atlanta, Fulton 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)

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 - 2017-007 Anthem Apartments, Atlanta, Fulton 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)

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			4) Number of Down units		
2) Number of Rent Burdened Tenants			5) Number of Displaced Tenants		
3) Number of Vacancies					
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

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

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 - 2017-007 Anthem Apartments, Atlanta, Fulton 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.

Score Value	Self Score	DCA Score
92	62	22
TOTALS:	10	10
	0	0
	0	0
	0	0

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 - 2017-007 Anthem Apartments, Atlanta, Fulton County

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TOTALS:	Score Value	Self Score	DCA Score
	92	62	22
	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: **94**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
19	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.21%	0.00%

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:

3	0.00%	0.00%
2	6	2
1		

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

Scoring Justification per Applicant

The subject property has the designated 12 amenities within 2 miles of the property.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 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.

3	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton County

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

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TOTALS:	Score Value	Self Score	DCA Score
	92	62	22

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

MARTA provides regularly scheduled service at the intersection of Riverside Drive and Fulton Industrial Blvd less than 1/4 mile from Anthem Apartments. The Housing Authority of Fulton County with the support of Fulton County has committed to provide the paved pedestrian walkway. The system operates daily, Monday through Friday and has a website to notify the community of the services.

DCA's Comments:

For ALL options under this scoring criterion, regardless of Competitive Pool chosen , provide the information below for the transit agency/service:	
MARTA	(404) 848-5000
www.itsmarta.com	
www.itsmarta.com	

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

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 letter stating that property appears to meet requirements for issuance of EPD No Further Action or Limitation of Liability letter

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.

10 Pts > Min In EF Green Communities

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

Competitive Pool chosen:

Flexible

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 with minimum score required under program selected, is included in application?

Yes	
N/a	

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		No	

1. EarthCraft Communities

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

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

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

PART NINE - SCORING CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	
	62	22

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.

No	
----	--

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.

Yes	
-----	--

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

0	0
---	---

- | | | | |
|---|----|--|--|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? | 1. | | |
| 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. | | |
| 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. | | |

Scoring Justification per Applicant

The project will seek the exceptional sustainable building certification [Enterprise Foundation Green Communities] The applicable scoring sheet is included in Tab 29.

DCA's Comments:

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

6	2
---	---

A Census Tract Demographics 3

2	
---	--

& Competitive Pool chosen: **Flexible** 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 below Poverty level (see Income) Actual Percent

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

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

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:

Per Applicant	Per DCA
<input type="text" value="A3"/>	<input type="text" value="<Select>"/>

D. Mixed-Income Developments in Stable Communities Market units: Total Units: Mkt Pct of Total: 2

2	2
---	---

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	62
	10	22
	0	0
	Yes	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

A. Community Revitalization

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
- 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: **0103.03**

1.		
2.		

Eligible Basis Adjustment: **State Boost**

PART NINE - SCORING CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton County

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	Score Value	Self Score	DCA Score
TOTALS:	92	62	22

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			Yes/No	Yes/No
Contact Name	Direct Line		Email				

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			Letter of Support included?
CBO 2 Name			Purpose:			
Community/neighborhd where partnership occurred			Website			Letter of Support included?
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: **Other**

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?		

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Score Value	Self Score	DCA Score
TOTALS: 92	62	22

ii. Transformation Partner 2		<Select Transformation Prtrn type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name				Date(s) of publication of meeting notice	
Website				Publication(s)	
Contact Name	Direct Line			Social Media	
Email				Mtg Locatn	
Role				Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "i" or "ii" below for (b).				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		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:					
i. Local Population Challenge 1					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
ii. Local Population Challenge 2					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iii. Local Population Challenge 3					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iv. Local Population Challenge 4					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
v. Local Population Challenge 5					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					

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Score Value	Self Score	DCA Score
TOTALS: 92	62	22

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance	
Source	
Contact	Direct Line
Email	
Bank Contact	Direct Line

Bank Name	
Account Name	
Bank Website	
Contact Email	

Other

4		
1	1.	

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

- 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?

1	2.		
2	3.		

3. Third-Party Capital Investment

Competitive Pool chosen: **Flexible**

Unrelated Third-Party Name	
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):	15,440,304
--------------------------------	------------

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Score Value	Self Score	DCA Score
TOTALS:	92	62
	10	22
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: **Flexible**

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

3	0
---	---

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

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

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

0	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
3. Within the last **Four (4)** DCA funding cycles

(additional point)

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

There have been no projects awarded within a 1-mile radius of the Anthem in the last 5 funding cycles.

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	62	22
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The market study shows strong occupancies and strong demand for the area. The adjacent market rate property has 97%+ occupancy with average rents of \$1,100.

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:

	1	0
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:

	3	
	Yes/No	Yes/No
	No	

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2

0	
---	--

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

94

MGP	Anthem Senior GP I, LLC	0.0075%	Ken Blankenship	NPSponsr	0	0.0000%	0
OGP1	Housing Authority of Fulton County	0.0025%	Larry Haqq	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:

N/A, the project is in the flexible pool.

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TOTALS:	Score Value	Self Score	DCA Score
	92	62	22
	2	0	0
	1	0	

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

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: **Atlanta** County: **Fulton** QCT? **No** Census Tract #: **0103.03**

B.	0	
	No	

Scoring Justification per Applicant

DCA's Comments:

N/A	
-----	--

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

4

	4	0
	Yes/No	Yes/No
a)	Yes	
b)	Yes	
c)	Yes	
d)	Yes	
e)	N/a	
f)	Yes	

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	
a)		a)
b)		b)
c)		c)
d)		d)
e)		e)
f)		f)
g)		g)
h)		h)
i)		i)
j)	2,317,762	j)
Total Qualifying Sources (TQS):		0

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

15,440,304	
15.0111%	0.0000%

The HUD 221d4 Loan proceeds are greater than 15% of TDC for this development

DCA's Comments:

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

TOTALS: 92 62 22

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		
Total:	0 - 40		0

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

9
71
7
62

3	2	0
2	2	0
1.	Agree	

B. Target Population Preference

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

2.	Yes	
3.	Yes	
4.	Yes	

3	0	0
1.		

2.		
----	--	--

Scoring Justification per Applicant

The 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: <<Select applicable status>>

Historic Credit Equity: 0

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

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:
Total Units
% of Total

0
94
0.00%

2	0	
A.		

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

Nbr Historic units:
Total Units
% of Total

0
94
0.00%

1		
B.		

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	62	22
	3	3	0

Agree or Y/N Agree or Y/N

Agree	
Yes	
No	
No	
Agree	

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

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

Access to affordable health care and preventive care are listed as the key priorities for Fulton County. Many of the chronic problems that result from limited access to preventive care. Two of the top five leading cause of age adjusted death are Ischemic heart and vascular disease and Hypertension and hypertensive heart disease. The Community Needs Health Assessment, MOU, and Health Plan can be found in Tab 40.

A. Preventive Health Screening/Wellness Program for Residents

3	3	0
a)	Agree	
b)	Yes	
c)	Yes	

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

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

	Occurrence	Cost to Resident
a) Health Education	Monthly	0-\$10
b) Screenings	Monthly	0-\$10
c) Health Risk Assessment	Monthly	0-\$10
d) N/A		

B. Healthy Eating Initiative

2	0	0
a)		
b)		
c)		
d)		
e)		
2.		

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

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

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

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Score Value	Self Score	DCA Score
TOTALS: 92	62	22
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 for monthly services at low to no cost to residents. 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?

3	1	0
	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?

Fulton County

Other

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	Stonewall Tell Elementary School	PK-5th	No	83.80	73.30	72.20	76.43	Yes	
b) Middle/Junior High			No						
c) High			No						
d) Primary/Elementary	Stonewall Tell Elementary School	PK-5th	No						
e) Middle/Junior High			No						
f) High			No						

Scoring Justification per Applicant

Stonewall Tell Elementary school level exceeds the minimum CCRPI score for a quality school.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton 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.

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%

Score Value	Self Score	DCA Score
92	62	22
2	0	0

TOTALS:

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

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:

Total Nbr of Jobs w/in the 2-mile radius:

Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:

Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

N/A

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

10	10	10

DCA's Comments:

TOTAL POSSIBLE SCORE

92

62	22
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

22

PART NINE - SCORING CRITERIA - 2017-007 Anthem Apartments, Atlanta, Fulton 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.

**Score
Value**

Self Score	DCA Score
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TOTALS:

92

62	22
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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

Anthem Apartments

Atlanta, Fulton 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

Anthem Apartments
Atlanta, Fulton County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Anthem Apartments

Atlanta, Fulton County

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

Scoring Section 16 - Innovative Project Concept Narrative

Anthem Apartments

Atlanta, Fulton 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]