

**Project Narrative**  
Azalea Heights  
Pine Mountain, Troup County

The project will be located on 25 acres of land and will consist of 50 single-family homes, 5 one bedrooms, 20 two bedrooms and 25 three bedrooms, serving families. Ninety percent of the units will be reserved for low-income households, with the remaining 10% available to unrestricted incomes. The partnership will provide incentives for tenants to obtain ownership of their rental homes by providing a right of first refusal to the tenant to acquire his or her home at a discounted, below-market price at the end of the 15 yr. compliance period. All homes will be built to EarthCraft standards and will meet ADA requirements for accessibility. The project will also include a community clubhouse with covered porch, equipped playground, picnic pavillion and washer/dryers in each unit. In addition, we have a MOU with West Georgia Farmer's Cooperative to benefit our Residents through the Healthy Eating Initiative. The initiative provides education and hands-on technical assistance with garden start-up and ongoing maintenance, provides seeds and stater plants when available and provides written educational materials related to nutrition. We believe that there is a strong need for affordable housing based on the market study included with this application. We believe this will be a sound investment for DCA.

**PART ONE - PROJECT INFORMATION - 2017-014 Azalea Heights, Pine Mountain, Troup 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:  
**2017-014**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 756,916	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	PA17-006
			Have any changes occurred in the project since pre-application?	No

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

Project Name previously used: \_\_\_\_\_ DCA Project Nbr previously assigned: n/a

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Amy Grantham		Title	Real Estate Development Director	
Address	1200 4th Avenue		Direct Line	(706) 298-0587	
City	LaGrange		Fax	(706) 298-0224	
State	GA	Zip+4	30240-4918		Cellular
Office Phone	(706) 298-0221	Ext.			E-mail
(Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)					

**IV. PROJECT LOCATION**

Project Name	Azalea Heights		Phased Project?	No	
Site Street Address (if known)	0 Hamilton Rd.		DCA Project Nbr of previous phase:	n/a	
Nearest Physical Street Address *	9078 Hamilton Rd.		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 32.871270	Longitude: -84.863240	Acreage	25.0200	
City	Pine Mountain		Census Tract Number	9611.00	
Site is predominantly located:	In Unincorporated County	County	QCT?	No	DDA? Yes
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural

	Congressional	State Senate	State House
Legislative Districts **	3	29	133
If on boundary, other district:			

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

Political Jurisdiction	Troup County		Website	www.troup.org	
Name of Chief Elected Official	Patrick Crews	Title	Chmn. County Commissio		
Address	100 Ridley Avenue		City	Lagrange	
Zip+4	30240-2724	Phone	(706) 883-1610		
			Email		

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	50	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				n/a



**PART ONE - PROJECT INFORMATION - 2017-014 Azalea Heights, Pine Mountain, Troup 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
DASH for LaGrange, Inc.	Azalea Heights	Direct	7		
2			8		
3			9		
4			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 - 2017-014 Azalea Heights, Pine Mountain, Troup 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?  Qualification Determination?

Architectural Standards?  Payment and Performance Bond (HOME only)?

Sustainable Communities Site Analysis Packet or Feasibility study?  Other (specify):

HOME Consent?  State Basis Boost (extraordinary circumstances)

Operating Expense?  If Yes, new Limit is ----->:

Credit Award Limitation (extraordinary circumstances)?  If Yes, new Limit is ----->:

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

Acquisition

Rehab

New Construction

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>DASH for LaGrange, Inc. was qualified with conditions, i.e. letter from Syndicator OR relevant state housing finance agency indicating good standing for all out of state developments in the Compliance History Summary. The project team did not change.</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-014 Azalea Heights, Pine Mountain, Troup 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)

Azalea Heights, LP				Name of Principal	Richard C. Wolfe
1200 Fourth Avenue				Title of Principal	Pres. of Managing GP
LaGrange		Fed Tax ID:		Direct line	
GA		30240-4918	Org Type:	Non Profit	Cellular
(706) 298-0221		E-mail	agrantham@dashlagrange.org		

\* 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.

DASH Azalea Heights, LLC				Name of Principal	Richard C. Wolfe
1200 Fourth Avenue				Title of Principal	President of Manager
LaGrange		Website	www.dashlagrange.org	Direct line	
GA		Zip+4	30240-4918	Cellular	
(706) 298-0221		E-mail	agrantham@dashlagrange.org		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

Raymond James Tax Credit Equity Funds, Inc.				Name of Principal	John Colvin
2900 Highway 280, Suite 100				Title of Principal	VP of Acquisitions
Birmingham		Website	www.raymondjames.com	Direct line	(205) 874-4327
AL		Zip+4	35223-2469	Cellular	(205) 516-3099
(205) 874-4327		E-mail	john.colvin@raymondjames.com		

**b. State Limited Partner**

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

Raymond James Tax Credit Equity Funds, Inc.				Name of Principal	John Colvin
2900 Highway 280, Suite 100				Title of Principal	VP of Acquisitions
Birmingham		Website	www.raymondjames.com	Direct line	(205) 874-4327
AL		Zip+4	35223-2469	Cellular	(205) 516-3099
(205) 874-4327		E-mail	john.colvin@raymondjames.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 - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

DASH Development Corporation				Name of Principal	Richard C. Wolfe
1200 Fourth Avenue				Title of Principal	Chairman
LaGrange		Website	www.dashlagrange.org	Direct line	
GA		Zip+4	30240-4918	Cellular	
(706) 298-0221		E-mail	agrantham@dashlagrange.org		

**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.

Reed Construction Company, LLC				Name of Principal	Myles Reed
114 N. Hoyle Avenue, Suite 2				Title of Principal	Manager
Bay Minette		Website	n/a	Direct line	
AL		Zip+4	36507-4828	Cellular	(251) 689-3966
(251) 937-9098		E-mail	myles@reedconstruct.com		

**C. MANAGEMENT COMPANY**

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

Gateway Management Company, LLC				Name of Principal	Randy Fleece
22 Inverness Center Parkway, Suite 22				Title of Principal	President
Birmingham		Website	www.thegatewaycompanies.com	Direct line	
AL		Zip+4	35242-4814	Cellular	(205) 777-9765
(205) 980-3245	205	E-mail	rfleece@gatewaymgt.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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<b>D. ATTORNEY</b>	Coleman Talley		Name of Principal	Thomas Kurrie, Jr.
Office Street Address	910 Patterson Street		Title of Principal	Managing Member
City	Valdosta	Website	www.colemantalley.com	
State	GA	Zip+4	31601-4531	Direct line
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	tom.kurrie@colemantalley.com	
			Cellular	(229) 548-4476

<b>E. ACCOUNTANT</b>	Frost, Cummings, Tidwell Group		Name of Principal	Barry Tidwell
Office Street Address	2001 Park Place North		Title of Principal	Managing Member
City	Birmingham	Website	n/a	
State	AL	Zip+4	35204-4803	Direct line
10-Digit Office Phone / Ext.	(205) 822-1010	E-mail	barry.tidwell@tidwellgroup.com	
			Cellular	(205) 790-0277

<b>F. ARCHITECT</b>	McKean and Associates, Architects, LLC		Name of Principal	Rory McKean
Office Street Address	2315 Eastchase Lane		Title of Principal	President
City	Montgomery	Website	n/a	
State	AL	Zip+4	36117-7026	Direct line
10-Digit Office Phone / Ext.	(334) 272-4044	E-mail	rmckean@mckeanarch.com	
			Cellular	(334) 546-1281

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

<b>A. LAND SELLER (If applicable)</b>	Susan M. Haynie		Principal	n/a	10-Digit Phone / Ext.	
Office Street Address	707 Breckinridge Road		City	Marietta		
State	GA	Zip+4	30064-0000	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?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
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 - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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

**C. ADDITIONAL INFORMATION**

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

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

DASH Development Corporation, the developer, is owned 100% by DASH for LaGrange, Inc. DASH for LaGrange, Inc, non-profit, is the sole member of the General Partner.

**PART THREE - SOURCES OF FUNDS - 2017-014 Azalea Heights, Pine Mountain, Troup 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 <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify <b>Administrator</b> 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	Bank of the Ozarks	6,248,631	4.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Raymond James Tax Credit Equity Funds	1,298,054		
State Housing Credit Equity	Raymond James Tax Credit Equity Funds	678,435		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>8,225,120</b>		
Total Construction Period Costs from Development Budget:		<b>8,225,120</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-014 Azalea Heights, Pine Mountain, Troup 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)							
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee							

Total Cash Flow for Years 1 - 15: 1,025,529  
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%  
 Cash flow covers DDF P&I?

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Raymond James Tax Credit Equity Funds	6,433,783					
State Housing Credit Equity	Raymond James Tax Credit Equity Funds	3,406,120					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		9,839,903					
Total Development Costs from Development Budget:		9,839,903					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
6,433,782	0.75	65%
3,406,120	0.25	35%
		100%

\*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**

All financing letters are provided in tab 01.

**PART FOUR - USES OF FUNDS - 2017-014 Azalea Heights, Pine Mountain, Troup County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				8,000	8,000				
Market Study				6,000	6,000				
Environmental Report(s)				8,000	8,000				
Soil Borings				8,000	8,000				
Boundary and Topographical Survey				10,000				10,000	
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>40,000</b>	<b>30,000</b>	<b>-</b>	<b>10,000</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				142,909				142,909	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>142,909</b>	<b>-</b>	<b>-</b>	<b>142,909</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	39,968		1,000,000	1,000,000				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>1,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				4,875,000	4,875,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>4,875,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		352,500	352,500				
Builder Overhead	6.000%	352,500	6.000%	117,500	117,500				
General Requirements*	2.000%	117,500	2.000%	352,500	352,500				
	6.000%	352,500	6.000%	822,500	822,500				
*See QAP: General Requirements policy	<b>14.000%</b>	<b>822,500</b>		<b>Subtotal</b>	<b>822,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>			<b>Average TCHC:</b>	133,950.00 per Res'l unit	133,950.00 per unit	105.16 per total sq ft			
<b>6,697,500.00</b>				108.29 per Res'l unit SF	108.29 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency			4.94%	330,600	330,600				

**PART FOUR - USES OF FUNDS - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	62,486	62,486			
Construction Loan Interest	299,934	299,934			
Construction Legal Fees	45,000	45,000			
Construction Period Inspection Fees					
Construction Period Real Estate Tax	15,000	15,000			
Construction Insurance	21,000	21,000			
Title and Recording Fees					
Payment and Performance bonds	66,120	66,120			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>509,540</b>	<b>509,540</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	92,500	92,500			
Architectural Fee - Supervision	32,500	32,500			
Green Building Consultant Fee Max: 20,000	10,000	10,000			
Green Building Program Certification Fee (LEED or Earthcraft)	10,000	10,000			
Accessibility Inspections and Plan Review	15,000	15,000			
Construction Materials Testing					
Engineering	85,000	85,000			
Real Estate Attorney	50,000	50,000			
Accounting	18,000	18,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>323,000</b>	<b>323,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 3,200</i>					
Building Permits	35,000	35,000			
Impact Fees					
Water Tap Fees <i>waived? No</i>	62,500	62,500			
Sewer Tap Fees <i>waived? No</i>	62,500	62,500			
<b>Subtotal</b>	<b>160,000</b>	<b>160,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees	49,200				49,200
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>49,200</b>				<b>49,200</b>

**PART FOUR - USES OF FUNDS - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,500				5,500
DCA Waiver and Pre-approval Fees		500				500
LIHTC Allocation Processing Fee	60,553	60,554				60,554
LIHTC Compliance Monitoring Fee	75,000	75,000				75,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	145,554				145,554
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		500				500
Tax Credit Legal Opinion		2,000				2,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	2,500				2,500
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	20.000%	241,617	241,617			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	966,470	966,470			
	<b>Subtotal</b>	1,208,087	1,208,087	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		40,000				40,000
Rent-Up Reserves	49,841	49,841				49,841
Operating Deficit Reserve:	99,681	99,681				99,681
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 830	41,491	41,491			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	231,013	41,491	-	-	189,522
		<b>OTHER COSTS</b>				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>9,839,903</b>	<b>9,300,218</b>	<b>-</b>	<b>-</b>	<b>539,685</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	196,798.05	<b>Square Foot:</b>	154.50		

**PART FOUR - USES OF FUNDS - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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

**Subtractions From Eligible Basis**

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

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
0		
0		
0		
0		
0		
0		
0		
<b>0</b>		<b>0</b>

**Eligible Basis Calculation**

Total Basis	9,300,218	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	9,300,218	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	12,090,283	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	89.76%	89.76%	89.76%
Qualified Basis	10,852,520	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	976,727	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>976,727</b>		

Type: **DDA/QCT**

**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**

10,263,245	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	No
9,839,903					
0					
9,839,903					
/ 10					
983,990					
1.3000	=	Federal	0.8500	+	State
<b>756,916</b>					
<b>756,916</b>					
<b>756,916</b>					

PART FOUR - USES OF FUNDS - 2017-014 Azalea Heights, Pine Mountain, Troup County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction Cost estimates were provided by the contractor, Reed Construction Company, LLC. These estimates were based on similar projects completed by Reed Construction.

**PART FOUR (b) - OTHER COSTS - 2017-014 - Azalea Heights - Pine Mountain - Troup, County**

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

[Empty justification box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

[Empty justification box for DCA-Related Costs]

Total Cost

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

[Empty description box]

[Empty justification box]

Total Cost

**EQUITY COSTS**

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

[Empty description box]

[Empty justification box]

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
<hr/>	

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost  Total Basis

**OTHER COSTS**

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-014 Azalea Heights, Pine Mountain, Troup 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

DCA Northern Region		
January 1, 2017	Structure	SF Detached

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			14	16	18		
Cooking	Electric	X			7	9	12		
Hot Water	Electric	X			14	19	24		
Air Conditioning	Electric	X			9	11	14		
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			24	30	37		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48	59		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>109</b>	<b>133</b>	<b>164</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

The DCA Northern Region utility allowance Single Family detached was used for this application.

**DCA COMMENTS**





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

Row House  
Walkup  
Elevator

Historic  
Historic  
Historic  
Historic

0	5	20	25	0	50
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	0	17,385	26,760	0	44,145
0	5,220	3,477	2,676	0	11,373
0	5,220	20,862	29,436	0	55,518
0	0	2,318	4,014	0	6,332
0	5,220	23,180	33,450	0	61,850
0	0	0	0	0	0
0	5,220	23,180	33,450	0	61,850

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

Ancillary Income

6,293

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	35,000
Maintenance Salaries & Benefits	10,000
Support Services Salaries & Benefits	6,000
Other (describe here)	
<b>Subtotal</b>	<b>51,000</b>

**On-Site Office Costs**

Office Supplies & Postage	2,000
Telephone	2,000
Travel	2,000
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Other (describe here)	
<b>Subtotal</b>	<b>6,000</b>

**Maintenance Expenses**

Contracted Repairs	6,250
General Repairs	6,250
Grounds Maintenance	6,250
Extermination	6,250
Maintenance Supplies	6,250
Elevator Maintenance	
Redecorating	6,250
Other (describe here)	
<b>Subtotal</b>	<b>37,500</b>

**On-Site Security**

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

**Professional Services**

Legal	2,000
Accounting	7,000
Advertising	2,000
Other (describe here)	
<b>Subtotal</b>	<b>11,000</b>

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

Electricity	12	7,000
Natural Gas	0	
Water&Swr	23	14,000
Trash Collection		7,000
Other (describe here)		
<b>Subtotal</b>		<b>28,000</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	20,000
Insurance**	19,000
Other (describe here)	
<b>Subtotal</b>	<b>39,000</b>

**Management Fee:**

**26,862**

577.68 Average per unit per year  
48.14 Average per unit per month

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

**TOTAL OPERATING EXPENSES 199,362**

Average per unit 3,987.24

Total OE Required 150,000

**Replacement Reserve (RR)**

**21,000**

Proposed average RR/unit amount: 420

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	0 units x \$250 =	0
SF or Duplex	50 units x \$420 =	21,000
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>50</b>	<b>21,000</b>

**TOTAL ANNUAL EXPENSES 220,362**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Real estate taxes are based on a comparable property we currently own in Troup County, Tucker Cottages (Azalea Mill). Based on the taxes paid at this property, Real Estate Taxes are estimated at \$20,000 annually.

Insurance Premiums were also estimated based on current insurance premiums on a comparable property, Tucker Cottages (Azalea Mill). Based on the premiums paid at this property, we estimate the annual insurance premiums to be \$19,000.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-014 Azalea Heights, Pine Mountain, Troup 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,862
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	314,640	320,933	327,351	333,898	340,576	347,388	354,336	361,422	368,651	376,024
Ancillary Income	6,293	6,419	6,547	6,678	6,812	6,948	7,087	7,228	7,373	7,520
Vacancy	(22,465)	(22,915)	(23,373)	(23,840)	(24,317)	(24,804)	(25,300)	(25,806)	(26,322)	(26,848)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(172,500)	(177,675)	(183,005)	(188,495)	(194,150)	(199,975)	(205,974)	(212,153)	(218,518)	(225,073)
Property Mgmt	(26,862)	(27,668)	(28,498)	(29,353)	(30,233)	(31,140)	(32,075)	(33,037)	(34,028)	(35,049)
Reserves	(21,000)	(21,630)	(22,279)	(22,947)	(23,636)	(24,345)	(25,075)	(25,827)	(26,602)	(27,400)
NOI	78,106	77,464	76,743	75,940	75,052	74,073	72,999	71,828	70,554	69,174
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash Flow	75,606	74,964	74,243	73,440	72,552	71,573	70,499	69,328	68,054	66,674
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.35	1.34	1.33	1.32	1.30	1.29	1.28	1.27	1.25	1.24
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-014 Azalea Heights, Pine Mountain, Troup 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,862
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	383,544	391,215	399,040	407,020	415,161	423,464	431,933	440,572	449,383	458,371
Ancillary Income	7,671	7,824	7,981	8,140	8,303	8,469	8,639	8,811	8,988	9,167
Vacancy	(27,385)	(27,933)	(28,491)	(29,061)	(29,642)	(30,235)	(30,840)	(31,457)	(32,086)	(32,728)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(231,826)	(238,780)	(245,944)	(253,322)	(260,922)	(268,749)	(276,812)	(285,116)	(293,670)	(302,480)
Property Mgmt	(36,100)	(37,183)	(38,299)	(39,448)	(40,631)	(41,850)	(43,106)	(44,399)	(45,731)	(47,103)
Reserves	(28,222)	(29,069)	(29,941)	(30,839)	(31,764)	(32,717)	(33,699)	(34,710)	(35,751)	(36,824)
NOI	67,682	66,075	64,345	62,490	60,504	58,381	56,115	53,702	51,133	48,404
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash Flow	65,182	63,575	61,845	59,990	58,004	55,881	53,615	51,202	48,633	45,904
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.23	1.22	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.13
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-014 Azalea Heights, Pine Mountain, Troup 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,862
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	467,538	476,889	486,427	496,156	506,079	516,200	526,524	537,055	547,796	558,752
Ancillary Income	9,351	9,538	9,729	9,923	10,122	10,324	10,530	10,741	10,956	11,175
Vacancy	(33,382)	(34,050)	(34,731)	(35,426)	(36,134)	(36,857)	(37,594)	(38,346)	(39,113)	(39,895)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(311,554)	(320,901)	(330,528)	(340,444)	(350,657)	(361,177)	(372,012)	(383,172)	(394,668)	(406,508)
Property Mgmt	(48,516)	(49,971)	(51,470)	(53,014)	(54,605)	(56,243)	(57,930)	(59,668)	(61,458)	(63,302)
Reserves	(37,928)	(39,066)	(40,238)	(41,445)	(42,689)	(43,969)	(45,288)	(46,647)	(48,046)	(49,488)
NOI	45,508	42,439	39,189	35,750	32,116	28,279	24,231	19,963	15,467	10,735
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash Flow	43,008	39,939	36,689	33,250	29,616	25,779	21,731	17,463	12,967	8,235
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03	1.02
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-014 Azalea Heights, Pine Mountain, Troup 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,862
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	569,927	581,325	592,952	604,811	616,907
Ancillary Income	11,399	11,627	11,859	12,096	12,338
Vacancy	(40,693)	(41,507)	(42,337)	(43,183)	(44,047)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(418,703)	(431,264)	(444,202)	(457,528)	(471,254)
Property Mgmt	(65,201)	(67,157)	(69,172)	(71,247)	(73,384)
Reserves	(50,973)	(52,502)	(54,077)	(55,699)	(57,370)
NOI	5,756	523	(4,976)	(10,750)	(16,810)
Mortgage A	-	-	-	-	-
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash Flow	3,256	(1,977)	(7,476)	(13,250)	(19,310)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.01	1.00	0.99	0.98	0.97
Mortgage A Balance					
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-014 Azalea Heights, Pine Mountain, Troup 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)	2,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,862
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)

**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

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

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

Pass?

*Threshold Justification per Applicant*

The project is feasible per the DCA guidelines. All financing commitments are provided in tab 1.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
<b>Detached/Semi-Detached</b>				
Efficiency	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0
1 BR	1	154,420 x 5 units = 772,100	0	169,862 x 0 units = 0
2 BR	2	187,511 x 20 units = 3,750,220	0	206,262 x 0 units = 0
3 BR	3	229,637 x 25 units = 5,740,925	0	252,600 x 0 units = 0
4 BR	4	270,341 x 0 units = 0	0	297,375 x 0 units = 0
<i>Subtotal</i>	<i>50</i>	<i>10,263,245</i>	<i>0</i>	<i>0</i>
<b>Row House</b>				
Efficiency	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0
1 BR	1	144,909 x 0 units = 0	0	159,399 x 0 units = 0
2 BR	2	176,506 x 0 units = 0	0	194,156 x 0 units = 0
3 BR	3	217,443 x 0 units = 0	0	239,187 x 0 units = 0
4 BR	4	258,414 x 0 units = 0	0	284,255 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>				
Efficiency	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0
1 BR	1	125,895 x 0 units = 0	0	138,484 x 0 units = 0
2 BR	2	159,553 x 0 units = 0	0	175,508 x 0 units = 0
3 BR	3	208,108 x 0 units = 0	0	228,918 x 0 units = 0
4 BR	4	259,274 x 0 units = 0	0	285,201 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>				
Efficiency	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0
1 BR	1	133,769 x 0 units = 0	0	147,145 x 0 units = 0
2 BR	2	171,988 x 0 units = 0	0	189,186 x 0 units = 0
3 BR	3	229,318 x 0 units = 0	0	252,249 x 0 units = 0
4 BR	4	286,647 x 0 units = 0	0	315,311 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>50</b>	<b>10,263,245</b>	<b>0</b>	<b>0</b>

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**9,839,903**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**10,263,245**

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

*Threshold Justification per Applicant*

*DCA's Comments:*

This development meets the threshold for cost limits.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

Azalea Heights is designed for Family.

**4 REQUIRED SERVICES**

Pass?

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

**Does Applicant agree?**

**Agree**

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

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

**Semi-monthly holiday parties, movie nights and birthday parties.**  
**Monthly arts and crafts.**

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:*

Applicant agrees to 2 basic ongoing services for Families.

**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup 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.	Jerry M. Koontz	
B.	5 months	
C.	99.10%	
D.	16.10%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

*Threshold Justification per Applicant*

The project meets all the market feasibility requirements per the included market study in tab 5. The capture rate for tax credit units is 16.10%.

*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:

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

Pass?

*Threshold Justification per Applicant*

The property has not been rezoned, modified or subdivided.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup 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?

The noise level is less than 65 db.

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:

There are no Native American Burial Grounds or other concerns on the property.

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:

n/a

J. Is Contract Addendum included in Application?

*Threshold Justification per Applicant*

This development has no HOME funds and there are no wetlands or state streams. The project meets all environmental requirements.

DCA's Comments:

A. Professional Services Industries, Inc.	
B. No	
C. Yes	
1) Professional Services Industries, Inc.	
2) 62.7 db	

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) No	
3) No	
G. N/A	

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

I. n/a	
J.	

**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup 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.	<input type="text" value="Yes"/>
B.	<input type="text" value="&lt;&lt;Select&gt;&gt;"/>
C.	<input type="text" value=""/>
D.	<input type="text" value="Yes"/>

*Threshold Justification per Applicant*

*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.	<input type="text" value="Yes"/>
B.	<input type="text" value=""/>
C.	<input type="text" value=""/>
D.	<input type="text" value=""/>

*Threshold Justification per Applicant*

*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.	<input type="text" value="Yes"/>
B.	<input type="text" value="Yes"/>
C.	<input type="text" value="Yes"/>
1)	<input type="text" value="Yes"/>
2)	<input type="text" value="Yes"/>
3)	<input type="text" value="Yes"/>
4)	<input type="text" value="Yes"/>
5)	<input type="text" value="N/Ap"/>
D.	<input type="text" value="Yes"/>
E.	<input type="text" value="Yes"/>

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup 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

<<Enter Provider Name Here>>

Pass?

*Threshold Justification per Applicant*

2) Electric

Georgia Power

1) No

2) Yes

Please see electric utility availability letter in tab 11 from Georgia Power.

*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

Town of Pine Mountain

B1) Yes

2) Public sewer

Town of Pine Mountain

2) Yes

*Threshold Justification per Applicant*

Water and sewer services are available to the site. Please see water and sewer letter in tab 12.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

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

A.

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

A1) Building

A2) Covered Porch If "Other", explain here

A3) Washer and dryer in each unit

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?

1) There will be a covered pavillion with grills and picnic facilities.		
2) Equipped Playground		

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

3) Tot Lot		
4)		

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

C.

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

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b) No

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

D.

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

1)

2)

3a)

3b)

*Threshold Justification per Applicant*

We agree to all the required amenities selected above.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup 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*

*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 all site information and conceptual site development 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*

This development will meet all energy requirements of the QAP and Architectural manual.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup 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 indicated 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	3	3	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	1	1	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	Zeffert and 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*

This development will meet all accessibility requirements.

*DCA's Comments:*

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**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)

For single family units, the total building envelope will have 35% minimum brick coverage; remaining 65% will be fiber cement siding or other product w/40 yr warranty

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

Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

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

1) n/a

2) n/a

Pass?

No	
Yes	

A.

No	
----	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

*Threshold Justification per Applicant*

This development will meet all architectural design and quality 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 GP/Developer

F. << Select Designation >>

The project team is Qualified with conditions. Please see 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*

Compliance History Summary information was included with the pre-application.

*DCA's Comments:*

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--



**PART EIGHT - THRESHOLD CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).  
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

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

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


*Threshold Justification per Applicant*

This is a new construction development, the property is 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*

Applicant agrees to affirmatively further Fair Housing.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Applicant agrees to optimal utilization of all resources. We used the GAP method to make sure the development resources are sufficient.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>58</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
	<b>A.</b>	<b>0</b>
	<b>B.</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

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

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

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	58	20
	3	2	0

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

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **50**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
0	
10	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.00%	0.00%

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

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

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs: **0**
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII: **2**

Nbr of PBRA Residential Units:
0

0.00%	0.00%
2	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

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

Scoring Justification per Applicant

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

All services are available with 2 miles of the site, including the Town Square, grocery store and a Family Medicine Clinic located within 1 mile. There are no undesirable activities. Please see tab 26 for desirables documentation.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

<b>2</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
<b>Yes</b>	
<b>Yes</b>	
<b>Yes</b>	
<b>Yes</b>	

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>58 20</b>

**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

Troup Transit provides on-call service onsite for Troup County. Please see tab 27 for required documentation.

DCA's Comments:

For ALL options under this scoring criterion, **regardless of Competitive Pool chosen**, provide the information below for the transit agency/service:

Troup Transit	706-883-1673
www.troupcountyga.org/transit.html	
<< Enter specific URL/webpage showing established routes from transit agency website (if different) here >>	

6	A.	0	0
5	1.		
4	2.		
1	3.		
<b>3</b>	B.	<b>0</b>	<b>0</b>
3	1.		
2	2.		
1	3.		
2	4.	<b>2</b>	

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

**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.

Competitive Pool chosen:

Earth Craft House Single Family  
**Rural**

<b>3</b>	<b>2</b>	<b>0</b>
----------	----------	----------

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

Date of Course	4/25/17	Amy Grantham	DASH Development Corporation	<b>Yes</b>
Date of Course	2/14/17	Dondi Walliamson	McKean & Associates, Architects, LLC	

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

<b>Yes</b>	
<b>N/a</b>	

**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
		<b>No</b>	

**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 - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>58 20</b>

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

**Commitments for Building Certification:**

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

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

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

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

**D. High Performance Building Design** The proposed building design demonstrates: 1 D. 1 0

- |   |    |     |  |
|---|----|-----|--|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?  | 1. | Yes |  |
| 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. | No  |  |
| 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. | No  |  |

*Scoring Justification per Applicant*

Amy Grantham, an employee of DASH Development Corporation, the project developer, completed the Earthcraft Green Building for Affordable training on 4/27/17. Dondi Williamson, the development architect, also completed the Earthcraft Green Building training on 2/14/17. We are claiming 1 point for committing to obtain a sustainable building certification from Earthcraft House Single Family. We are also claiming one point for High Performance Building Design. Our project design demonstrates a worst case HERS index that is at least 15% lower than the Energy Star Target Index. All required documentation is include 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 2 0

**A Census Tract Demographics** 3 1

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

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

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

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

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes").

**C. Georgia Department of Public Health Stable Communities** 2 1 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

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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<b>TOTALS:</b>	<b>92</b>	<b>58</b>
	<b>10</b>	<b>20</b>
	<b>0</b>	<b>0</b>

**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?				
b) Includes public input and engagement <u>during the planning stages</u> ?				
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?				
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?				
e) Discusses resources that will be utilized to implement the plan?				
f) Is included <i>in full</i> in the appropriate tab of the application binder?				

**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: **9611.00** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58</b>	<b>20</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes. 1 ▶

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name		Direct Line		Email	

**2. Quality Transformation Plan**

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

4

2.

a) *Public and Private Engagement* Tenancy: **Family**

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

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

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>58</b>	<b>20</b>

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

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<b>TOTALS: 92</b>	<b>58</b>	<b>20</b>

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance		Bank Name	Family	Score	4			
Source		Account Name		1	1.			
Contact	Direct Line	Bank Website		Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.				
Email		Contact Email						
Bank Contact	Direct Line	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?	Score	1	2.		
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?					

**3. Third-Party Capital Investment**

Unrelated Third-Party Name	Competitive Pool chosen: Rural	Score	2	3.		
Unrelated Third-Party Type	<Select unrelated 3rd party type>	Improvement Completion Date				
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						
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):	9,839,903		

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>58</b>
	10	<b>20</b>
D.		
1.		
2.		

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

Competitive Pool chosen:

Rural

4

4	0
---	---

**A. Phased Developments**

Phased Development?

No

n/a

3

--	--

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

<b>0</b>	<b>0</b>
----------	----------

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

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

3  
2

1.		
2.		

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

(choose 1 or 3)

4

<b>4</b>	<b>0</b>
----------	----------

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

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

3  
1  
2

1.	<b>3</b>	
2.	<b>1</b>	
3.		

Scoring Justification per Applicant

There have been no 9% awards in Troup County since the 2000 DCA competitive round.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58</b>
	<b>2</b>	<b>0</b>
	Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

*Scoring Justification per Applicant*

This development meets all of the required market study characteristics. Please see Market Study in tab 5. The capture rate is 16.10% and there is a strong demand in the market area.

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

**A. Waiver of Qualified Contract Right**

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

1	1	0
1		

**B. Tenant Ownership**

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

1	1	
	Yes	

*DCA's Comments:*

**12. EXCEPTIONAL NON-PROFIT**

DASH for LaGrange, Inc.

3		
---	--	--

Nonprofit Setaside selection from Project Information tab:

Yes

Yes/No Yes/No

Is the applicant claiming these points for this project?

Yes	
-----	--

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

Yes	
-----	--

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

Yes	
-----	--

*DCA's Comments:*

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2	2	
---	---	--

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	50
------------	----

MGP	DASH Azalea Heights, LLC	0.0100%	Richard C. Wolfe	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	DASH Development Corporation	0.0000%	Richard C. Wolfe
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	Raymond James Tax Credit Equity F	99.9800%	John Colvin	Developmt Consult	0	0.0000%	0
State LP	Raymond James Tax Credit Equity F	0.0100%	John Colvin				

*Scoring Justification per Applicant*

*DCA's Comments:*

This development is located in Troup County a rural area per QAP exhibit A to Appendix II Rural Counties.

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

**TOTALS:**

92	58	20
----	----	----

**14. DCA COMMUNITY INITIATIVES**

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

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

- Identifies the project as located within their GICH community: 

Pine Mountain
---------------
- Is indicative of the community's affordable housing goals
- Identifies that the project meets one of the objectives of the GICH Plan
- 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?
- Has not received a tax credit award in the last three years

A. Yes/No Yes/No

1. Yes	
2. Yes	
3. Yes	
4. Yes	
5. Yes	

**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: **Pine Mountain** County: **Troup** QCT? **No** Census Tract #: **9611.00**

B.

--	--

Scoring Justification per Applicant

DCA's Comments:

All supporting documentation for GICH is included in tab 35.	
--	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Rural**

**4**

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

- Funding or assistance provided below is binding and unconditional except as set forth in this section.
- Resources will be utilized if the project is selected for funding by DCA.
- Loans are for both construction and permanent financing phases.
- 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.
- 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.
- If 538 loans are being considered for points in this section, the funds will be obligated by USDA by September 30, 2017.

**Unmet criterion results in no points!**

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

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

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

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

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

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

9,839,903	
0.0000%	0.0000%

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>58</b>
	<b>3</b>	<b>20</b>

**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
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 5		6.
	0 - 40		<b>Total:</b>

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

**B. Target Population Preference**

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

Scoring Justification per Applicant

The project has set aside 5 one bedroom units at 50% rent levels.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

**A. Historic and Adaptive Reuse**

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

Historic Credit Equity:	<input type="text" value="0"/>
Historic adaptive reuse units:	<input type="text" value="0"/>
Total Units	<input type="text" value="50"/>
% of Total	<input type="text" value="0.00%"/>

**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:	<input type="text" value="0"/>
Total Units	<input type="text" value="50"/>
% of Total	<input type="text" value="0.00%"/>

DCA's Comments:

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	58	20
	3	2	0

Agree or Y/N Agree or Y/N

Agree	
No	
Yes	
Yes	
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.

Azalea Heights is fortunate to have a memorandum of understanding with West Georgia Farmer's Cooperative. West Georgia Farmers Coop encourages communities to grow their own food, strengthen their local economy and live healthier lives. The services listed below are provided monthly at no cost to the Residents.

West Georgia Farmer's Cooperative will provide the following:

- Education and hands-on technical assistance with garden start-up and ongoing maintenance
- Provide seeds and starters plants, as available
- Provide written educational materials related to nutrition
- Free membership to West Georgia Farmer's Cooperative, where tenants can connect to local farms and other community resources, as well as receive advice from subject matter experts.

Based on information gained from the County Health Rankings and Roadmaps, Troup County has an adult obesity rate of 30%.

It is apparent that there is a need regarding the obesity rate in Troup County

Through the Healthy Eating Initiative, the benefits of eating healthy and education on nutrition will aid in reducing the obesity rate.

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

3      0      0

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

a)		
b)		
c)		

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

Occurrence      Cost to Resident

a)			
b)			
c)			
d)			

**B. Healthy Eating Initiative**

2      2      0

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

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

Agree	
Yes	
2. Yes	

Description of Monthly Healthy Eating Programs

Description of Related Event

a)	Education and hands on technical assistance with garden start up and ongoing maintenance	Community Garden
b)	Provide seeds and starter plants	West Georgia Farmers Cooperative
c)	Provide written educational materials related to nutrition	West Georgia Farmers Cooperative
d)	N/A	

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<b>TOTALS:</b>	<b>92</b>	<b>58</b>
	2	0
		0

**C. Healthy Activity Initiative**

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

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

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

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

- a)
- b)
- c)
- d)
- e)

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

- f)
- g)

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

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

2. \_\_\_\_\_

*Scoring Justification per Applicant*

We are claiming 2 points in this section for a Healthy Eating Initiative. We have entered into an MOU with the West Georgia Farmer's Cooperative. We will provide a community garden and the West Georgia will has agreed to help start and maintain the garden and provide educational material on healthy eating. All supporting documents and signed MOU is included in tab 40.

*DCA's Comments:*

**20. QUALITY EDUCATION AREAS**

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

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

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?

Troup County - 741

Family

\_\_\_\_\_

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	Rosemont Elementary School -5050	PK-05	No		93.30	86.40	94.90	91.53	Yes
b) Middle/Junior High	Long Cane Middle School -0297	06-08	No		74.10	79.00	75.20	76.10	Yes
c) High	Troup County High School -0387	09-12	No		68.10	78.70	73.70	73.50	Yes
d) Primary/Elementary	Rosemont Elementary School -5050	PK-05	No						
e) Middle/Junior High	Long Cane Middle School -0297	06-08	No						
f) High	Troup County High School -0387	09-12	No						

*Scoring Justification per Applicant*

Above schools meet CCRPI requirements. Please see tab 41.

*DCA's Comments:*

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**21. WORKFORCE HOUSING NEED (choose A or B)**

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

- A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work
- OR B. Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58 20</b>
	<b>2</b>	<b>0 0</b>
	<b>2</b>	
	<b>2</b>	

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

Project City	Pine Mountain
Project County	Troup
HUD SA	Troup Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

<b>10</b>	<b>10 10</b>
	<b>10 10</b>
	<b>0</b>
	<b>0</b>

Scoring Justification per Applicant

All compliance information was submitted at pre-application.

DCA's Comments:

**TOTAL POSSIBLE SCORE** **92** **58 20**

EXCEPTIONAL NONPROFIT POINTS 0

INNOVATIVE PROJECT CONCEPT POINTS 0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS** **20**

**PART NINE - SCORING CRITERIA - 2017-014 Azalea Heights, Pine Mountain, Troup 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**

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

**92**

<b>58</b>	<b>20</b>
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

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

Azalea Heights

Pine Mountain, Troup 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**

Azalea Heights

Pine Mountain, Troup County

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

Azalea Heights

Pine Mountain, Troup County

Narrative on the objectives of the GICH Plan

As indicated in the enclosed letter from the GICH primary contact for the Town of Pine Mountain, the Town of Pine Mountain became a Georgia Initiative for Community Housing participating community in 2014. Our application at that time indicated our desire to have an action plan to strategically address housing. Addressing areas of housing needs within the community is a high priority. Having been a GICH participant for 3 years now the most recent work plan reiterates the need to build new houses as referenced on page 4 of the Plan included in this application. The proposed Azalea Heights development consisting of 50 single family homes was introduced to Pine Mountain by DASH for LaGrange and meets the objective by providing additional housing. Azalea Heights satisfies several of the intentions of the Plan and enjoys the support from the Town of Pine Mountain.



## Scoring Section 16 - Innovative Project Concept Narrative

Azalea Heights

Pine Mountain, Troup 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]