

Project Narrative
Heatherwood
Dawsonville, Dawson County

The proposed development, Heatherwood, will consist of 46 newly constructed townhome style units, located in the heart of Dawsonville, Georgia. The neighborhood is conveniently located within 2 miles of nearly every desirable amenity listed in the QAP. The location of the neighborhood, combined with high quality construction materials and the appearance of our homes, will make Heatherwood an ideal location for families, and widely accepted by the local community in which we serve.

The city of Dawsonville is experiencing consistent growth, alongside neighboring Forsyth and Hall counties. Dawsonville offers a high ranking public school system, including a newly constructed 13 million dollar performing arts center, that has been recognized as one of the best facilities in the state.

With access to a high scoring public education system and multiple recreational areas, it is no surprise that the population of Dawsonville has increased 410% from 2000-2010, and has continued to realize positive growth year over year. Residents of Dawsonville enjoy fast access to water activities on Lake Lanier, shopping at the North Georgia Premium Outlet Malls, and a 25,000 acre public wildlife management area, all of which are a short trip from the proposed development.

The development will consist of 4 plex townhomes and a duplex units that are each custom designed. The 4 plex units will feature two car garages, and both styles will feature granite countertops, hard surface floors, and numerous other amenities in addition to those required in the QAP. Each four unit and two-unit building will be designed to appear as one large home to contribute to the aesthetics of the community. This will be accomplished by having only one entry door at the front elevation with the remaining doors entering from the side. Also, garages are placed at the sides of the buildings so that streetscape won't be dominated by garage doors, or parking in general. Each building will have unique front elevations to allow the neighborhood to appear as containing multiple, distinctive historic homes instead of a cookie cutter apartment complex. While many residential rental communities are filled with nice houses, the community building often stands out from those and unfortunately transmits a message of "renter" rather than "home owner." As DCA's goal is to build strong communities and demonstrate the value of affordable housing, and its inclusion in the surrounding community, Heatherwood's community building was architecturally designed to be integrated with the other homes, rather than as an afterthought. In order to best integrate the community building, this space is designed to fit within the same design as the rest of the buildings, yielding a consistent flow from home to home. This integrated approach to the entire neighborhood will create a community of homes that our residents will be proud of.

As stated previously, the units will be filled with numerous amenities that go above and beyond the basic requirements. These homes will be beautiful, sustainable, and they will be a positive contribution not only to the affordable housing community, but also to the market rate community. The floor plans will be designed with efficient family living in mind. On the outside, the street scene will reflect landscaping and architectural design which will be unparalleled in this community. The development will offer a variety of elevations including multiple rooflines and exterior finishes ranging from brick to concrete or hardi-board. The homes will all have concrete driveways, sidewalks, and porches. Finally, each home will be fully landscaped with both real sod and shrubbery along with space for each resident to add his or her own green-thumb touch.

Each home's design and landscaping will be a coherent addition to the overall community which will include wide paved streets, roll-over curb and gutter, and beautifully designed entrance signage and decorative elements. The streets will all be fully lit, and they will be a safe haven for parents and children alike.

The size and scope of the proposed development will be nearly identical to the developer's previous developments. The certifying entity for the developer and the GP, Stewart Rutledge, has been working in tax credit housing for over ten years, and was a 2016 recipient of the Charles Edson Tax Credit Excellence Award.

PART ONE - PROJECT INFORMATION - 2017-016 Heatherwood, Dawsonville, Dawson 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:

2017-016

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 676,000	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round ----->	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application? Yes - see Comment

Was this project previously submitted to the Ga Department of Community Affairs? If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used: _____ DCA Project Nbr previously assigned _____

Has the Project Team changed? If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Cullen Reeves		Title	Principal
Address	1501 West Jackson Ave, Suite 113, Unit 105		Direct Line	(601) 720-4029
City	Oxford		Fax	(662) 510-0593
State	MS	Zip+4	38655-2566	Cellular
Office Phone	(601) 720-4029	Ext.		E-mail
		lreeves@ridgewoodconsulting.net		

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

IV. PROJECT LOCATION

Project Name	Heatherwood		Phased Project?	No
Site Street Address (if known)	280 Maple Street South (Parcels D02-001 and 083-038-082)		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	281 Maple Street South		Scattered Site?	<input type="text" value="No"/> Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 34.417307	Longitude: -84.123545	Acreage	9.1430
City	Dawsonville	9-digit Zip**	30534-3948	Census Tract Number
Site is predominantly located:	Within City Limits	County	Dawson	9701.00
In USDA Rural Area?	<input type="text" value="Yes"/>	In DCA Rural County?	<input type="text" value="No"/>	Overall: Rural
				QCT? <input type="text" value="No"/> DDA? <input type="text" value="No"/>
				HUD SA: MSA Atlanta-Sandy Springs-Ma

* If street number unknown			** Must be verified by applicant using following websites:	
Legislative Districts **	Congressional	State Senate	State House	Zip Codes
	9	51	9	http://zip4.usps.com/zip4/welcome.jsp
If on boundary, other district:				Legislative Districts: http://volesmart.org/
Political Jurisdiction	City of Dawsonville		Website	www.dawsonville-ga.gov
Name of Chief Elected Official	W. James Grogan	Title	Mayor	
Address	415 Highway 53 East, Suite 100		City	Dawsonville
Zip+4	30534-4017	Phone	706-265-3256	Email
				mayer@dawsonville-ga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	46	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-016 Heatherwood, Dawsonville, Dawson County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	46	0
Number of 50% Units	10	0
Number of 60% Units	36	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	46	
Common Space Units	0	
Total Units	46	

E. Buildings

Number of Residential Buildings	12
Number of Non-Residential Buildings	1
Total Number of Buildings	13

F. Total Residential Parking Spaces

99

D. Unit Area

Total Low Income Residential Unit Square Footage	62,203
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	62,203
Total Common Space Unit Square Footage	0
Total Square Footage from Units	62,203

Total Common Area Square Footage from Nonresidential areas	1,590
Total Square Footage	63,793

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	[]	Elderly	[]
	HFOP	[]	Other	[]
% of Total Units		6.5%	Required:	5%
% of Units for the Mobility-Impaired		66.7%	Required:	40%
% of Total Units		2.2%	Required:	2%

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Roll-In Showers Nbr of Units Equipped: 3

 Nbr of Units Equipped: 2

C. Sight / Hearing Impaired

Nbr of Units Equipped: 1

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

20% of HOME-Assisted Units at 50% of AMI []

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-016 Heatherwood, Dawsonville, Dawson 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
Stewart Rutledge	Heatherwood	Direct	7		
Cullen Reeves	Heatherwood	Direct	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 - 2017-016 Heatherwood, Dawsonville, Dawson County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

No	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
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New properties: to exercise an Extension of Cancellation Option?

Yes	If yes, expiration year:	2039	Nbr yrs to forgo cancellation option:	5
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C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	June 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

The only change from pre-application to the final application was in the reduction of units. We reduced the number of units from 54 to 46 units to avoid disturbing state waters located on site. Our development will now offer a large area of un-touched, natural vegetation to our residents.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-016 Heatherwood, Dawsonville, Dawson 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)

Heatherwood 2017, LP				Name of Principal	Cullen Reeves
1501 West Jackson Ave., Suite 113, Unit 105				Title of Principal	Managing Member of GP
Oxford		Fed Tax ID:		Direct line	(601) 720-4029
MS	Zip+4	38655-2566	Org Type:	For Profit	Cellular
(601) 720-4029		E-mail	lreeves@ridgewoodconsulting.net		

* 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.

Heatherwood 2017 GP, LLC				Name of Principal	Cullen Reeves
1501 West Jackson Ave., Suite 113, Unit 105				Title of Principal	Managing Member
Oxford		Website		Direct line	(601) 720-4029
MS	Zip+4	38655-2566		Cellular	(601) 720-4029
(601) 720-4029		E-mail	lreeves@ridgewoodconsulting.net		

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.

CREA,LLC				Name of Principal	Mike Boyle
30 South Meridian Street, Suite 400				Title of Principal	Senior Vice President
Indianapolis		Website	www.creallc.com	Direct line	(727) 329-5479
IN	Zip+4	46204-3565		Cellular	(813) 495-2149
(317) 634-4797		E-mail	mboyle@creallc.com		

b. State Limited Partner

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

CREA,LLC				Name of Principal	Mike Boyle
30 South Meridian Street, Suite 400				Title of Principal	Senior Vice President
Indianapolis		Website	www.creallc.com	Direct line	(727) 329-5479
IN	Zip+4	46204-3565		Cellular	(813) 495-2149
(317) 634-4797		E-mail	mboyle@creallc.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 - 2017-016 Heatherwood, Dawsonville, Dawson County

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II. DEVELOPER(S)

A. DEVELOPER

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

Rosemark Real Estate, LLC			Name of Principal	Stewart Rutledge
1739 University Ave., Suite 116			Title of Principal	Managing Member
Oxford	Website		Direct line	(662) 598-1132
MS	Zip+4	38655-4109	Cellular	(662) 598-1132
(662) 598-1132	E-mail	rosemarkrealestate@gmail.com		

B. CO-DEVELOPER 1

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

Keyridge Ventures, LLC			Name of Principal	Cullen Reeves
1501 West Jackson Ave., Suite 113, Unit 105			Title of Principal	Managing Member
Oxford	Website		Direct line	(601) 720-4029
MS	Zip+4	38655-2566	Cellular	(601) 720-4029
(601) 720-4029	E-mail	lreeves@ridgewoodconsulting.net		

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.

Winters Construction, LLC			Name of Principal	Britton Jones
1739 University Ave., Suite 292			Title of Principal	Managing Member
Oxford	Website		Direct line	(662) 816-2853
MS	Zip+4	38655-4109	Cellular	(662) 816-2853
(662) 816-2853	E-mail	britton.jones@wintersconstruction.net		

C. MANAGEMENT COMPANY

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

Gateway Management Company, LLC			Name of Principal	Randy Fleece
22 Inverness Pkwy. Suite 22			Title of Principal	President
Birmingham	Website	www.thegatewaycompanies.com	Direct line	(205) 777-9765
AL	Zip+4	35242-4818	Cellular	(205) 777-9765
(205) 982-3245	E-mail	rfleece@gatewaymgt.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-016 Heatherwood, Dawsonville, Dawson County

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D. ATTORNEY	Coleman Talley, LLP			Name of Principal	Greg Clark
Office Street Address	910 North Patterson Street			Title of Principal	Partner
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	31601-4531	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	greg.clark@colemantalley.com		

E. ACCOUNTANT	The Tidwell Group			Name of Principal	Barry Tidwell
Office Street Address	2001 Park Place, Suite 900			Title of Principal	Partner
City	Birmingham	Website	www.thefctgroup.com	Direct line	(205) 271-5526
State	AL	Zip+4	35203-4803	Cellular	(205) 790-0277
10-Digit Office Phone / Ext.	(205) 822-1010	E-mail	barry.tidwell@tidwellgroup.com		

F. ARCHITECT	Wallace Architects, LLC			Name of Principal	Michael J. Kleffner
Office Street Address	302 Campusview Drive, Suite 208			Title of Principal	Manager
City	Columbia	Website	www.wallacearchitects.com	Direct line	(660) 281-7041
State	MO	Zip+4	65201-7506	Cellular	
10-Digit Office Phone / Ext.	(573) 256-7200	E-mail	mikek@wallacearchitects.com		

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

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

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	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 - 2017-016 Heatherwood, Dawsonville, Dawson County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?		2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.	Yes/No				Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0100%	No	
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	98.9900%	No	
State Ltd Partner		No	No	For Profit	1.0000%	No	
NonProfit Sponsor							
Developer		No	No	For Profit	0.0000%	No	
Co-Developer 1		No	No	For Profit	0.0000%	No	
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor		No	No	For Profit	0.0000%	No	
Managemen t Company		No	No	For Profit	0.0000%	No	
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

As determined through the pre-application process, Stewart Rutledge serves as the Certifying Entity for the Developer and the General Partner.	
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PART THREE - SOURCES OF FUNDS - 2017-016 Heatherwood, Dawsonville, Dawson 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: <input type="text" value="Specify Other PBRA Source here"/>
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	<input type="text" value="Specify Other HOME Source here"/>				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Sterling Bank	2,700,000	6.250%	18
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	CREA, LLC	3,246,981		
State Housing Credit Equity	CREA, LLC	2,010,036		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		7,957,017		
Total Construction Period Costs from Development Budget:		7,957,017		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-016 Heatherwood, Dawsonville, Dawson 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)	Sterling Bank	607,656	6.250%	15	15	62,522	Amortizing
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: 235,031
 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	CREA, LLC	5,677,832					
State Housing Credit Equity	CREA, LLC	3,514,849					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		9,800,337					
Total Development Costs from Development Budget:		9,800,337					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
5,677,832	0.22	58%
3,514,848	0.14	36%
		94%

*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 commitments have been provided in accordance with the guidelines as written in the 2017 OAP.	
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PART FOUR - USES OF FUNDS - 2017-016 Heatherwood, Dawsonville, Dawson County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				12,000	12,000				
Market Study				8,000	8,000				
Environmental Report(s)				6,000	6,000				
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 >>									
				Subtotal	44,000	-	-	-	
ACQUISITION					ACQUISITION				
Land				391,000					
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	391,000	-	-	-	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	120,748		1,104,000	1,104,000				
Site Construction (Off-site)									
				Subtotal	1,104,000	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				4,336,800	4,336,800				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				300,000	300,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	4,636,800	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		344,448	344,448				
Builder Overhead	6.000%	344,448	6.000%	114,816	114,816				
General Requirements*	2.000%	114,816	2.000%	344,448	344,448				
*See QAP: General Requirements policy	6.000%	344,448	6.000%	803,712	803,712				
	14.000%	803,712	Subtotal	803,712	-	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs			Average TCHC:	142,272.00 per Res'l unit	142,272.00 per unit	102.59 per total sq ft			
6,544,512.00				105.21 per Res'l unit SF	105.21 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			4.39%	287,040	287,040				

PART FOUR - USES OF FUNDS - 2017-016 Heatherwood, Dawsonville, Dawson County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	54,000	54,000			
Construction Loan Interest	115,000	68,342			
Construction Legal Fees	15,000	15,000			
Construction Period Inspection Fees					
Construction Period Real Estate Tax	10,000	10,000			
Construction Insurance	30,000	30,000			
Title and Recording Fees	27,000	27,000			
Payment and Performance bonds	58,600	58,600			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	309,600	262,942	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	46,000	46,000			
Architectural Fee - Supervision	18,400	18,400			
Green Building Consultant Fee Max: 20,000	15,000	15,000			
Green Building Program Certification Fee (LEED or Earthcraft)					
Accessibility Inspections and Plan Review	20,725	20,725			
Construction Materials Testing					
Engineering	55,200	55,200			
Real Estate Attorney	10,000	10,000			
Accounting	10,000	10,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	185,325	185,325	-	-	-
LOCAL GOVERNMENT FEES <i>Avg per unit: 8,543</i>					
Building Permits	159,000	159,000			
Impact Fees					
Water Tap Fees <i>waived? No</i>	104,000	104,000			
Sewer Tap Fees <i>waived? No</i>	130,000	130,000			
Subtotal	393,000	393,000	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	12,310				
Permanent Loan Legal Fees	15,000				
Title and Recording Fees	13,000				
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	40,310				-

PART FOUR - USES OF FUNDS - 2017-016 Heatherwood, Dawsonville, Dawson County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		1,000				
LIHTC Allocation Processing Fee	54,080	54,080				
LIHTC Compliance Monitoring Fee	36,800	36,800				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		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 >>						
	Subtotal	101,380				-
		EQUITY COSTS				
Partnership Organization Fees		5,000				
Tax Credit Legal Opinion						
Syndicator Legal Fees		20,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	25,000				-
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,227,304	1,227,304			
	Subtotal	1,227,304	1,227,304	-	-	-
		START-UP AND RESERVES				
Marketing		25,000				
Rent-Up Reserves	46,631	56,866				
Operating Deficit Reserve:	124,524	130,000				
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 870	40,000	40,000			
Other: _____						
	Subtotal	251,866	40,000	-	-	-
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		9,800,337	8,984,123	-	-	-
Average TDC Per:	Unit:	213,050.80	Square Foot:	153.63		

PART FOUR - USES OF FUNDS - 2017-016 Heatherwood, Dawsonville, Dawson County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Total Subtractions From Basis:

Eligible Basis Calculation

Total Basis
 Less Total Subtractions From Basis (see above)
 Total Eligible Basis
 Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type:
 Adjusted Eligible Basis
 Multiply Adjusted Eligible Basis by Applicable Fraction
 Qualified Basis
 Multiply Qualified Basis by Applicable Credit Percentage
 Maximum Tax Credit Amount

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Total Subtractions From Basis:	0		0
	8,984,123	0	0
	0		0
	8,984,123	0	0
	100.00%		
	8,984,123	0	0
	100.00%	100.00%	100.00%
	8,984,123	0	0
	9.00%		
	808,571	0	0
Total Basis Method Tax Credit Calculation	808,571		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

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

11,382,088		
9,800,337	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):
607,656		
9,192,681	Funding Amount	0
/ 10		
919,268	Federal	0.8399
1.3599	=	0.5199
676,000		
676,000		
676,000		
676,000		

PART FOUR - USES OF FUNDS - 2017-016 Heatherwood, Dawsonville, Dawson County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard construction costs were provided by the GC and are based off of current pricing from similar jobs building the same design.

The Developer fee was calculated according to the DCA guidelines.

Water and Sewer tap fee calculation was provided by Dawsonville Utilities Director, Gary Barr. A detailed breakdown of costs is provided in the application tabs. Dawsonville, Georgia has no impact fees.

PART FOUR (b) - OTHER COSTS - 2017-016 - Heatherwood - Dawsonville - Dawson, 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]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

0

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-016 Heatherwood, Dawsonville, Dawson 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	Georgia Department of Community Affairs		
Date of Utility Allowances	January 1, 2017	Structure	Townhome

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			5		9		
Cooking	Electric	X			7		12		
Hot Water	Electric	X			14		24		
Air Conditioning	Electric	X			6		12		
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			21		33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41		59		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	94	0	149	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances			
Date of Utility Allowances		Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

Per DCA instruction, utility allowances were derived from the 2017 DCA Utility Allowances schedule. Water and sewer will be submetered.

DCA COMMENTS

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

Historic
Historic
Historic
Historic
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	5	0	41	0	46
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

60% AMI
50% AMI
Total

0	0	0	49,788	0	49,788
0	5,500	0	6,915	0	12,415
0	5,500	0	56,703	0	62,203
0	0	0	0	0	0
0	5,500	0	56,703	0	62,203
0	0	0	0	0	0
0	5,500	0	56,703	0	62,203

Unrestricted
Total Residential
Common Space
Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

5,987

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	41,400
Maintenance Salaries & Benefits	11,040
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	52,440

On-Site Office Costs

Office Supplies & Postage	3,020
Telephone	2,400
Travel	1,000
Leased Furniture / Equipment	4,000
Activities Supplies / Overhead Cost	8,900
Other (describe here)	
Subtotal	19,320

Maintenance Expenses

Contracted Repairs	8,500
General Repairs	8,000
Grounds Maintenance	8,000
Extermination	5,000
Maintenance Supplies	5,000
Elevator Maintenance	
Redecorating	4,140
Other (describe here)	
Subtotal	38,640

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	4,000
Accounting	5,000
Advertising	2,040
Other (describe here)	
Subtotal	11,040

Utilities (Avg\$/mth/unit)

Electricity	18	10,000
Natural Gas	0	
Water&Swr	7	4,000
Trash Collection		8,000
Other (describe here)		
Subtotal		22,000

Taxes and Insurance

Real Estate Taxes (Gross)*	13,668
Insurance**	13,800
Other (describe here)	
Subtotal	27,468

Management Fee:

15,617

365.05 Average per unit per year
30.42 Average per unit per month

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

TOTAL OPERATING EXPENSES 186,525

Average per unit 4,054.89

Total OE Required 161,000

Replacement Reserve (RR)

11,500

Proposed average RR/unit amount: 250

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	46 units x \$250 =	11,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	46	11,500

TOTAL ANNUAL EXPENSES 198,025

V. APPLICANT COMMENTS AND CLARIFICATIONS

Real estate taxes were determined using the Income property valuation method, as recommended by Dawson County Chief Appraiser, Kurt Tangel. Taxes were calculated by dividing the NOI by the applicable Cap Rate, to determine an appraised value. The appraised value was then multiplied by the assessment percentage discount to determine the assessed value. The assessed value was then multiplied by the millage rate to determine the estimated taxes. Formula is included in the application tabs.

An insurance agent with Stewart Sneed Hewes estimated an insurance premium equivalent to \$300 per door. A copy of the quote is included in the application tabs.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-016 Heatherwood, Dawsonville, Dawson County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.76%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	299,340	305,327	311,433	317,662	324,015	330,496	337,105	343,848	350,725	357,739
Ancillary Income	5,987	6,107	6,229	6,353	6,480	6,610	6,742	6,877	7,014	7,155
Vacancy	(21,373)	(21,800)	(22,236)	(22,681)	(23,135)	(23,597)	(24,069)	(24,551)	(25,042)	(25,543)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(170,908)	(176,035)	(181,316)	(186,756)	(192,358)	(198,129)	(204,073)	(210,195)	(216,501)	(222,996)
Property Mgmt	(15,617)	(15,930)	(16,248)	(16,573)	(16,905)	(17,243)	(17,588)	(17,940)	(18,298)	(18,664)
Reserves	(11,500)	(11,845)	(12,200)	(12,566)	(12,943)	(13,332)	(13,732)	(14,144)	(14,568)	(15,005)
NOI	85,929	85,823	85,661	85,439	85,154	84,804	84,386	83,895	83,330	82,686
Mortgage A	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	18,407	18,301	18,139	17,917	17,632	17,282	16,863	16,373	15,808	15,164
DCR Mortgage A	1.37	1.37	1.37	1.37	1.36	1.36	1.35	1.34	1.33	1.32
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.37	1.37	1.37	1.37	1.36	1.36	1.35	1.34	1.33	1.32
Oper Exp Coverage Ratio	1.43	1.42	1.41	1.40	1.38	1.37	1.36	1.35	1.33	1.32
Mortgage A Balance	582,397	555,513	526,900	496,447	464,034	429,537	392,821	353,743	312,152	267,886
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-016 Heatherwood, Dawsonville, Dawson County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.76%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	364,894	372,192	379,635	387,228	394,973	402,872	410,930	419,148	427,531	436,082
Ancillary Income	7,298	7,444	7,593	7,745	7,899	8,057	8,219	8,383	8,551	8,722
Vacancy	(26,053)	(26,574)	(27,106)	(27,648)	(28,201)	(28,765)	(29,340)	(29,927)	(30,526)	(31,136)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(229,686)	(236,577)	(243,674)	(250,984)	(258,514)	(266,269)	(274,257)	(282,485)	(290,959)	(299,688)
Property Mgmt	(19,038)	(19,418)	(19,807)	(20,203)	(20,607)	(21,019)	(21,439)	(21,868)	(22,306)	(22,752)
Reserves	(15,455)	(15,919)	(16,396)	(16,888)	(17,395)	(17,917)	(18,454)	(19,008)	(19,578)	(20,165)
NOI	81,959	81,148	80,245	79,249	78,156	76,960	75,658	74,243	72,713	71,062
Mortgage A	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	14,437	13,626	12,723	11,727	10,634	9,438	8,135	6,721	5,191	3,540
DCR Mortgage A	1.31	1.30	1.28	1.27	1.25	1.23	1.21	1.19	1.16	1.14
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.31	1.30	1.28	1.27	1.25	1.23	1.21	1.19	1.16	1.14
Oper Exp Coverage Ratio	1.31	1.30	1.29	1.28	1.26	1.25	1.24	1.23	1.22	1.21
Mortgage A Balance	220,772	170,628	117,258	60,456	0	(64,345)	(132,828)	(205,716)	(283,293)	(365,860)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-016 Heatherwood, Dawsonville, Dawson County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.76%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	444,803	453,700	462,774	472,029	481,470	491,099	500,921	510,939	521,158	531,581
Ancillary Income	8,896	9,074	9,255	9,441	9,629	9,822	10,018	10,219	10,423	10,632
Vacancy	(31,759)	(32,394)	(33,042)	(33,703)	(34,377)	(35,064)	(35,766)	(36,481)	(37,211)	(37,955)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(308,679)	(317,939)	(327,477)	(337,302)	(347,421)	(357,843)	(368,579)	(379,636)	(391,025)	(402,756)
Property Mgmt	(23,207)	(23,671)	(24,144)	(24,627)	(25,120)	(25,622)	(26,135)	(26,657)	(27,190)	(27,734)
Reserves	(20,770)	(21,393)	(22,035)	(22,696)	(23,377)	(24,078)	(24,801)	(25,545)	(26,311)	(27,101)
NOI	69,284	67,376	65,330	63,142	60,804	58,313	55,659	52,839	49,844	46,668
Mortgage A	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	1,762	(146)	(2,192)	(4,380)	(6,718)	(9,210)	(11,863)	(14,683)	(17,678)	(20,855)
DCR Mortgage A	1.11	1.08	1.04	1.01	0.97	0.93	0.89	0.85	0.80	0.75
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.11	1.08	1.04	1.01	0.97	0.93	0.89	0.85	0.80	0.75
Oper Exp Coverage Ratio	1.20	1.19	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10
Mortgage A Balance	(453,737)	(547,267)	(646,813)	(752,762)	(865,525)	(985,542)	(1,113,278)	(1,249,231)	(1,393,929)	(1,547,933)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-016 Heatherwood, Dawsonville, Dawson County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.76%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	542,213	553,057	564,118	575,401	586,909
Ancillary Income	10,844	11,061	11,282	11,508	11,738
Vacancy	(38,714)	(39,488)	(40,278)	(41,084)	(41,905)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(414,839)	(427,284)	(440,102)	(453,305)	(466,904)
Property Mgmt	(28,289)	(28,855)	(29,432)	(30,020)	(30,621)
Reserves	(27,914)	(28,751)	(29,613)	(30,502)	(31,417)
NOI	43,302	39,740	35,975	31,998	27,799
Mortgage A	(62,522)	(62,522)	(62,522)	(62,522)	(62,522)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(24,220)	(27,782)	(31,547)	(35,524)	(39,723)
DCR Mortgage A	0.69	0.64	0.58	0.51	0.44
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.69	0.64	0.58	0.51	0.44
Oper Exp Coverage Ratio	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	(1,711,844)	(1,886,297)	(2,071,972)	(2,269,590)	(2,479,918)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-016 Heatherwood, Dawsonville, Dawson County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.76%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	 	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

Debt service requirements are in accordance with the guidelines as written in the 2017 OAP.	
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PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The proposed development conforms with the Plan. The market study shows an absolute need for affordable housing, given the recent growth of the community and the surrounding area. Financial feasibility is supported by commitments from existing syndicator and banking relationships.

The proposed development addresses each of the three main strategic housing goals outlined by DCA, which include: providing access to thriving communities, partnering for stronger communities, and fostering inclusive communities. Heatherwood provides access to quality education by being located within a community where literally every school in the entire city and county exceeds the requirements for quality education points. The Applicant has secured partnerships with local medical providers to provide on site medical services, which will result in positive healthy outcomes and a stronger community. The buildings within the development are designed to give the appearance of a traditional, single family detached neighborhood. The traditional neighborhood design helps to create an inclusive feel to the community.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	139,407 x 0 units = 0	0	153,347 x 0 units = 0	0
1 BR	1	0	182,430 x 0 units = 0	0	200,673 x 0 units = 0	0
2 BR	2	0	221,255 x 0 units = 0	0	243,380 x 0 units = 0	0
3 BR	3	0	270,488 x 0 units = 0	0	297,536 x 0 units = 0	0
4 BR	4	0	318,270 x 0 units = 0	0	350,097 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	130,931 x 0 units = 0	0	144,024 x 0 units = 0	0
1 BR	1	5	171,658 x 5 units = 858,290	0	188,823 x 0 units = 0	0
2 BR	2	0	208,792 x 0 units = 0	0	229,671 x 0 units = 0	0
3 BR	3	41	256,678 x 41 units = 10,523,798	0	282,345 x 0 units = 0	0
4 BR	4	0	304,763 x 0 units = 0	0	335,239 x 0 units = 0	0
<i>Subtotal</i>	<i>46</i>	<i>46</i>	<i>11,382,088</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	108,868 x 0 units = 0	0	119,754 x 0 units = 0	0
1 BR	1	0	150,379 x 0 units = 0	0	165,416 x 0 units = 0	0
2 BR	2	0	190,725 x 0 units = 0	0	209,797 x 0 units = 0	0
3 BR	3	0	249,057 x 0 units = 0	0	273,962 x 0 units = 0	0
4 BR	4	0	310,346 x 0 units = 0	0	341,380 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	112,784 x 0 units = 0	0	124,062 x 0 units = 0	0
1 BR	1	0	157,897 x 0 units = 0	0	173,686 x 0 units = 0	0
2 BR	2	0	203,010 x 0 units = 0	0	223,311 x 0 units = 0	0
3 BR	3	0	270,681 x 0 units = 0	0	297,749 x 0 units = 0	0
4 BR	4	0	338,351 x 0 units = 0	0	372,186 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	46		11,382,088	0		0

Threshold Justification per Applicant

DCA's Comments:

Total development costs are below the cost limits.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

The project is a Family development.

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:

Movie nights
Nutrition classes

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:

The applicant meets the required services as defined in the QAP.

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson 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.	Samuel T. Gill	
B.	6 months	
C.	96.90%	
D.	7.50%	

Pass?

--

Project Nbr	Project Name
1	2015-067 Highland Trace
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 market study shows a definitive need for affordable housing in Dawsonville. The analyst states that there are no concerns with the marketability of the proposed site, and that the features of the proposed development are superior to the competition. The market study also references a recently awarded tax credit property that is being constructed 16 miles away from the proposed development in neighboring Lumpkin county. As shown above, Highland Trace was awarded tax credits in 2015.

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)	Yes	
2)	No	
3)	No	

Pass?

--

Threshold Justification per Applicant

The seller had the property rezoned in 2007 to allow for multifamily development.

DCA's Comments:

--

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson 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:

A. **Spectrum, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

- 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?

1) **Spectrum, Inc.**
2) **0**

The noise assessment clearly confirms that there is no noise concern.

D. Is the subject property located in a:

D.

- 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?

1) **No**
2) **No**
a)
b)
c)

- 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?

3) **No**
a)
b)
c)

4) State Waters/Streams/Buffers and Setbacks area?

4) **Yes**

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? **Yes**
- 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:

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?

1)
2)
3)
G.

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)]:

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

State waters were identified on site. There will be no disturbance of any property within a 25 foot buffer of the identified stream. The environmental professional states that the habitat for the Indiana Bat and the Northern Long-Eared Bat, could not be ruled out for non-hibernal seasons. The report goes on to state that there are no aquatic resources or cavernous areas located within the property and therefore "no species requiring those habitats are present." The functional aquatic and terrestrial resources required to support any of the listed species are "absent on the target property."

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson 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.

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

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

Pass?		
A.	Yes	
B.	<<Select>>	
C.		
D.	Yes	

Threshold Justification per Applicant

The applicant is the entity with site control. There is no Identity of Interest between the Buyer and the Seller. Expiration date includes an extension if executed on, or before, November 30, 2017

DCA's Comments:

9 SITE ACCESS

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

Pass?		
A.	Yes	
B.		
C.		
D.		

Threshold Justification per Applicant

Site entrance is currently available from a public road. The site development plan clearly shows access from Maple Street.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

Zoning is currently in place, and the development meets all zoning requirements. Applicant has submitted requested zoning documentation in the appropriate folders.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson 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 Company

1)

2)

Yes

Operating utilities are currently available to the site. A copy of the will serve power letter is included in the application.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?

Pass?

A1)

2)

No

Yes

Yes

Yes

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

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

1) Public water

City of Dawsonville

2) Public sewer

City of Dawsonville

B1)

2)

Threshold Justification per Applicant

As stated in the will serve letter, water and sewer are currently available to the site.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

No

Agree

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

1) Community area (select either community room or community building):

A1) Building

2) Exterior gathering area (if "Other", explain in box provided at right):

A2) Gazebo If "Other", explain here

3) On site laundry type:

A3) Washer and dryer in each unit

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

B.

Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Equipped Computer Center

3)

2) Equipped Playground

4)

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

C.

Agree

1) HVAC systems

1)

Yes

2) Energy Star refrigerators

2)

Yes

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

3)

Yes

4) Stoves

4)

Yes

5) Microwave ovens

5)

Yes

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

6a)

Yes

b. Electronically controlled solid cover plates over stove top burners

6b)

No

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

D.

N/A

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

1)

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

2)

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

3a)

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

3b)

Threshold Justification per Applicant

The site amenities provided by the Applicant meet the guidelines required by DCA.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson 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

N/A. This application is for new construction.

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?

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

Threshold Justification per Applicant

Site information and conceptual site development plan have been provided in accordance with DCA requirements.

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?

A.	Agree		Pass?	
B.	Agree			

Threshold Justification per Applicant

Sustainability requirements will be met. The proposed development will exceed the efficiency requirements necessary for high performance design points.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	3	3	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	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 **Mark English**
 - 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
 - 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
 - 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
 - 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

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

Threshold Justification per Applicant

The Applicant has complied with all accessibility requirements. The applicant has signed a contract with E&A Team, Inc. to provide training and inspection services for accessibility requirements. The consultant providing the services is Mark English

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

Applicant Response **DCA USE**

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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)

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

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

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

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

1)
 2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

Threshold Justification per Applicant

The Applicant has met the architectural design and quality standards for the 2017 round.

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.

No	
----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

No	
----	--

E. Certifying GP/Developer

F. << Select Designation >>

The Project Team was "Qualified without conditions" during the pre-application process. Stewart Rutledge will serve as the Certifying Entity for the GP and Developer entity.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

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

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

Threshold Justification per Applicant

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

All compliance related documents were provided at pre-application. Stewart Rutledge will serve as the Certifying Entity for the GP and Developer entity.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

Pass?

Threshold Justification per Applicant

N/A. The Applicant is not applying in the non-profit set-aside.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?

Threshold Justification per Applicant

N/A. The Applicant is not applying for HOME loans under the CHDO set-aside.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?

Threshold Justification per Applicant

N/A. There are no legal opinions required for this application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

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

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

Pass?	
A.	
B1)	
2)	
3)	
C.	

Threshold Justification per Applicant

This application is for new construction. There will be no tenant relocation associated with our development.

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

The Applicant agrees to all affirmatively furthering fair housing requirements.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

The Applicant has taken every measure available to ensure optimal utilization of resources.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

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

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

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

Score Value	Self Score	DCA Score
92	58	20
TOTALS:	10	10
	A.	0
	B.	0

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

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TOTALS:	Score Value	Self Score	DCA Score
	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: **46**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
10	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.74%	0.00%

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:

--	--

0.00%	0.00%
3	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

13	0
Yes	
12	
1	
0	

The Applicant has completed the Desirable/Undesirable Certification. The development is located with 2 miles of nearly every available point category, with no undesirable activities. Desirable activities checklist and supporting documents are included in the application tabs. All photos and directions have been provided according to the guidelines in the 2017, and in the Desirable/Undesirable instructions page in the Excel document. The Applicant does not believe that any points should be deducted, and is fully compliant with the 2017 requirements.

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.

2	0
Applicant Agrees?	DCA Agrees?
N/a	
N/a	
N/a	
N/a	
Yes	

PART NINE - SCORING CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

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Score Value	Self Score	DCA Score
TOTALS:	92	58 20

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

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

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

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

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

B. Access to Public Transportation

Choose **only one option in B.**

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

Dawson County Transit is a publicly operated and established, on site transit service. Dawson County Transit is available 5 days a week. Required documentation has been provided in the application tabs.

DCA's Comments:

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

Dawson Transit	(706) 344-3603
http://dawsoncounty.org/departments/dawson-transit/	
http://dawsoncounty.org/departments/dawson-transit/	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No
N/a	

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

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

HIRL Natl Green Bldg Stds - Min Bronze

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

Competitive Pool chosen:

Rural

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

Date of Course	2/14/17	Cullen Reeves	Ridgewood Consulting, LLC	Yes
Date of Course		<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>	

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

Yes	
N/a	

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

Date of Audit		Date of Report	
---------------	--	----------------	--

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		N/a	

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 - 2017-016 Heatherwood, Dawsonville, Dawson County

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Score Value	Self Score	DCA Score
TOTALS:	92	58 20

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. | Yes | |
| 3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. | 3. | N/a | |

Scoring Justification per Applicant

The Applicant has provided a draft scoring sheet as well as models showing that the development qualifies for both the HIRL National Green Building Standards, Bronze level, and the High Performance Building Design point. Each unit exceeds the 15% minimum reduction in HERS rating, and is fully compliant with the requirements for the additional bonus point.

DCA's Comments:

7. STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7 **3 0**

A Census Tract Demographics 3 **2**

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

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

2. Less than **15%** below Poverty level (see Income) Actual Percent **14.32%**

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

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

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

C. Georgia Department of Public Health Stable Communities 2 **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: **C2** **<Select>**

D. Mixed-Income Developments in Stable Communities Market units: **0** Total Units: **46** Mkt Pct of Total: **0.00%** 2 **0 0**

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

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Score Value	Self Score	DCA Score
TOTALS:	92	58
	10	20
	0	0
	N/a	
	N/a	
	N/a	

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?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
b) Includes public input and engagement during the planning stages?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<input type="text" value="<Enter page nbr(s) from Plan >"/>	<input type="text" value="<Enter page nbr(s) from Plan >"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
e) Discusses resources that will be utilized to implement the plan?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
f) Is included in full in the appropriate tab of the application binder?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

<input type="text" value=""/>
<input type="text" value=""/>

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.) <input type="text" value="Enter page nbr(s) here"/>
ii.) <input type="text" value=""/>
<input type="text" value=""/>

2 A.

<input type="text" value=""/>	<input type="text" value=""/>
Yes/No	Yes/No

i.) N/a	<input type="text" value=""/>
ii.) N/a	<input type="text" value=""/>

- 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) <input type="text" value=""/>	<input type="text" value=""/>
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: **9701.00** Eligible Basis Adjustment: **<<Select>>**

1.	<input type="text" value=""/>	<input type="text" value=""/>
2.	<input type="text" value=""/>	<input type="text" value=""/>

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	Score Value	Self Score	DCA Score
TOTALS:	92	58	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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? N/a

iii. CQB Name			Website				
Contact Name	Direct Line		Email				

2. Quality Transformation Plan

4

2.

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

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? N/a

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

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Score Value	Self Score	DCA Score
TOTALS: 92	58	20

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

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Score Value	Self Score	DCA Score
TOTALS: 92	58	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance		Family	4		
Source			1	1.	
Contact	Direct Line	Bank Name	Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.		
Email		Account Name			
Bank Contact	Direct Line	Bank Website			
		Contact Email			
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?	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?			N/a	

3. Third-Party Capital Investment

Unrelated Third-Party Name	Competitive Pool chosen: Rural		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?	N/a				
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles			
Description of Investment or Funding Mechanism					
Description of Investment's Furtherance of Plan					
Description of how the investment will serve the tenant base for the proposed development					

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	9,800,337
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Score Value	Self Score	DCA Score
TOTALS:	92	20
10	D.	
	1.	N/a
	2.	N/a

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

The applicant is not claiming transformational community points.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

Competitive Pool chosen:

Rural

4

3	0
---	---

A. Phased Developments

Phased Development?

No

0

3

A.

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.	N/a	
3.	N/a	
4.	N/a	

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.

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

1.	3	
2.		
3.		

Scoring Justification per Applicant

The most recent projected awarded within the same jurisdiction as the proposed development was in 2011.

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	58	20
2	2	0
	Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The current market characteristics show a need for affordable housing within the primary market area. The primary market area is realizing positive growth across nearly every economic category.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.		
	No	

12. EXCEPTIONAL NON-PROFIT

0

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	3	
	No	
	N/a	
	N/a	

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 **46**

MGP	Heatherwood 2017 GP, LLC	0.0100%	Cullen Reeves	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Rosemark Real Estate, LLC	0.0000%	Stewart Rutledge
OGP2	0	0.0000%	0	Co-Developer 1	Keyridge Ventures, LLC	0.0000%	Cullen Reeves
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	CREA,LLC	98.9900%	Mike Boyle	Developmt Consult	0	0.0000%	0
State LP	CREA,LLC	1.0000%	Mike Boyle				

Scoring Justification per Applicant

DCA's Comments:

Applicant is only submitting one application in the 2017 round.

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Score Value	Self Score	DCA Score
TOTALS:	92	58 20
2	0	0
1		
A.	Yes/No	Yes/No
1.	N/a	
2.	N/a	
3.	N/a	
4.	N/a	
5.	N/a	
B.	N/a	

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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: **Dawsonville** County: **Dawson** QCT? **No** Census Tract #: **9701.00**

Scoring Justification per Applicant

DCA's Comments:

The proposed development is not in a GICH community.

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4

Score Value	Self Score	DCA Score
	0	0
	Yes/No	Yes/No
a)	N/a	
b)	N/a	
c)	N/a	
d)	N/a	
e)	N/a	
f)	N/a	

Indicate that the following criteria are met:

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

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

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

Amount	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
0	0

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

9,800,337	0.0000%
0.0000%	

The Applicant does not qualify for leveraging points.

DCA's Comments:

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

TOTALS: 92 58 20

3	N/a	
---	-----	--

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.
Total:			0

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

5
46
5
5

3	2	0
2	2	0
1.	Agree	

2.	Yes	
3.	Yes	
4.	Yes	

B. Target Population Preference

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

3	0	0
1.	Disagree	
2.	Disagree	

Scoring Justification per Applicant

Applicant has reserved the required units for obtaining 2 points for Integrated Supportive Housing.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

Historic Credit Equity:

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

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:
Total Units
% of Total

0
46
0.00%

2	A.	
---	----	--

<< Enter here Applicant's Narrative of how building will be reused >>

B. Historic

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

Nbr Historic units:
Total Units
% of Total

0
46
0.00%

1	B.	
---	----	--

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	58	20
	3	3	0

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.

Agree or Y/N Agree or Y/N

Agree	
No	
Yes	
Yes	
Agree	

The applicant and the service provider carefully selected the services to be provided to efficiently target the needs of the population of Dawson County. After reviewing the CHSI and the County Health Rankings and Roadmaps, it was obvious that adult binge drinking, smoking, and adult diabetes are major concerns within the targeted area. Each targeted service will address these concerns under their respective categories.

In addition to the specific health problems mentioned above, it is also noted that access to quality healthcare is a major concern for the targeted area. The proposed partnership will help to provide free quality healthcare from a primary care physician to all residence, regardless of whether or not they have health insurance.

A. Preventive Health Screening/Wellness Program for Residents

3	3	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) Agree	
b) Yes	
c) Yes	

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

Occurrence Cost to Resident

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Screening for high blood pressure	Monthly	0
b) Weight monitoring	Monthly	0
c) Nutrition and Physical Fitness Education	Monthly	0
d) Heart Rate Monitoring	Monthly	0

B. Healthy Eating Initiative

2	0	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?

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

Description of Monthly Healthy Eating Programs

Description of Related Event

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

PART NINE - SCORING CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson 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.

TOTALS:	Score Value	Self Score	DCA Score
	92	58	20
	2	0	0
	<< If Agree, enter type of Healthy Activity Initiative here >>		

C. Healthy Activity Initiative

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

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)	N/a	
b)	N/a	
c)	N/a	
d)	N/a	
e)	N/a	

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

f)	N/a	
g)	N/a	

Length of Trail _____ miles

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

2.	N/a	
----	-----	--

Scoring Justification per Applicant

The Applicant is proud to provide the services necessary to obtain these points. Details of this scoring category are provided in the application folders. The Applicant carefully selected the current partnership after discussing the opportunity with multiple providers.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	3	0
Yes		

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Dawson County

Family

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Robinson Elementary School	PK-05	No		75.30	85.50	73.90	78.23	Yes
b) Middle/Junior High	New Dawson County Middle School	06-08	No		89.50	78.90	76.30	81.57	Yes
c) High	Dawson County High School	09-12	No		78.40	83.50	83.30	81.73	Yes
d) Primary/Elementary	Robinson Elementary School	PK-05	No						
e) Middle/Junior High	New Dawson County Middle School	06-08	No						
f) High	Dawson County High School	09-12	No						

Scoring Justification per Applicant

Every school in Dawson county and the city of Dawsonville, including those that do not service our location, exceed the requirements for Quality Education points. The Applicant requested an exception for the requirement of a District Map showing the schools servicing our development, as one does not exist for our school district. Per DCA, the Applicant provided a map showing the location of each school, along with a letter from the school district confirming that the schools listed in this section will serve our location.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

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21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
92	58	20
2	0	0

TOTALS:

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

Project City
Project County
HUD SA
MSA / Non-MSA
Urban or Rural

Dawsonville
Dawson
Atlanta-Sandy Springs-Marietta
MSA
Rural

Scoring Justification per Applicant

The location of the site does not qualify for workforce housing points.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

10	10	10

The Applicant feels that all scoring items meet DCA requirements. The Qualification Determinatin letter is provided in the application folder. The project team has not failed in any category referenced in the section 22 of the Scoring Section of the QAP

DCA's Comments:

TOTAL POSSIBLE SCORE

92	58	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-016 Heatherwood, Dawsonville, Dawson County

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**Score
Value**

Self Score	DCA Score
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TOTALS:

92

58	20
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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

Heatherwood
Dawsonville, Dawson County

N/A. Applicant intentionally left blank.

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

Heatherwood
Dawsonville, Dawson County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Heatherwood

Dawsonville, Dawson County

N/A. Applicant intentionally left blank.

Scoring Section 16 - Innovative Project Concept Narrative

Heatherwood

Dawsonville, Dawson County

N/A. Application intentionally left blank.

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]