

**Project Narrative**  
Peaks of Oakwood  
Oakwood, Hall County

The Peaks of Oakwood project involves the new construction of an 84-unit multi-family rental community on a +9.25-acre site in Oakwood, Georgia. The proposed subject site has three single family homes in disrepair on a parcel of land situated within an established portion of Oakwood between commercial development and residential neighborhoods. Wooded land surrounds portions of the subject site which creates a natural buffer to the commercial to the east. The subject entrance is easily accessible from Atlanta Highway which borders the site to the north. The subject's location provides great access as it is within 0.5 miles of State Routes 13, 53 and 332 and Interstate 985, as well as public transportation services provided by Hall County Transit. The subject's location along Atlanta Highway also allows for convenient access to many area services with existing sidewalks and bike lanes just outside the subject entrance. Overall, the subject development is expected to benefit from its proximity to community services and employment.

The project will provide a mix of one, two, and three-bedroom market rate and tax credit apartments. According to the Bowen Market Study, "no vacancies exist within the surveyed affordable units within the Site PMA, all of which maintain wait lists. This indicates that pent-up demand for additional affordable housing exists within the market. As such, the proposed LIHTC units at the subject site will help alleviate a portion of this pent-up demand." Onsite amenities will include a community room, a gazebo with grilling areas, a laundry room, wellness center, and a playground. Georgia Power will provide the electricity to the site, and the City of Gainesville will provide water and sewer services.

The Market feasibility analysis shows an overall capture rate for the 84 units at Peaks of Oakwood as 3.6% for the LIHTC units and 3.9% for the market-rate units. The capture rates are low and show support for these units in the market area. Four LIHTC properties exist in the market area and all have 100% occupancy. There is high demand for additional affordable units in the area.

The development will be all new construction and will qualify for the EarthCraft Multifamily certification. The design features, services, and amenities will include Energy Star appliance packages in each unit, a community center with gathering area, a playground, and a picnic and grilling area. The development is within walking distance of restaurants, grocery stores, parks, banks, pharmacies, shopping, and employment along sidewalks and bike routes. Martin Riley will be the architect, Fairway Management will provide property management, and Fairway Construction will be the General Contractor.

The Greater Hall County Chamber of Commerce says that the "economy is growing". There were approximately 2,000 new jobs created in 2015 within Hall County. Kubota Manufacturing will be adding 580 jobs by 2017, Wrigley will be expanding and adding 170 new jobs in 2016, ZF Manufacturing will be adding 46 new jobs in 2016, and Performance Food Group is expanding in Oakwood bringing with them 550 employees and hiring even more by 2018.

The City of Oakwood has been receptive to more affordable housing to the area. With the job growth and plant expansions in the area they were concerned about having enough housing for their growing workforce. Landbridge Development, LLC approached the city to discuss future development needs prior to placing the site under contract. The property is located along pedestrian walkways to many area amenities (retail, grocery, schools, churches, etc.), has access to city transportation, is within an attendance zone of schools that exceed the state average, and is located in a city that has a redevelopment plan that recognizes the need for affordable housing with a growing workforce adjacent to a stable community. This project has everything in place to build a successful LIHTC community, in an area that is projected to continue growing into the foreseeable future.

**PART ONE - PROJECT INFORMATION - 2017-017 Peaks of Oakwood, Oakwood, Hall 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:  
**2017-017**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 920,283	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	<<Enter Pre-App Nbr>> <<Select>>

Was this project previously submitted to the Ga Department of Community Affairs?  Yes If Yes, please provide the information requested below for the previously submitted project:  
 Project Name previously used: Peaks of Oakwood DCA Project Nbr previously assigned 16-041  
 Has the Project Team changed?  No If No, what was the DCA Qualification Determination for the Team in that review? **Qualified w/out Conditions**

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	D'Anne Hilsmier			Title	Application Manager
Address	7000 Peachtree Dunwoody Road NE, Suite 4-100			Direct Line	(678) 638-4181
City	Atlanta			Fax	(678) 638-4272
State	GA	Zip+4	30328-1636	Cellular	(770) 310-9311
Office Phone	(770) 481-0855	Ext.	302	E-mail	d_anne@grhco.com

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

**IV. PROJECT LOCATION**

Project Name	Peaks of Oakwood			Phased Project?	No
Site Street Address (if known)	TBD Atlanta Highway/Osborne Road			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	3469 Atlanta Highway, Oakwood, GA 30542			Scattered Site?	<input type="checkbox"/> No <input type="checkbox"/> Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 34.218930	Longitude: -83.865405	Acreage	-9.2500	
City	Oakwood	9-digit Zip**	30542-2918	Census Tract Number	14.04
Site is predominantly located:	Within City Limits	County	Hall	QCT?	<input type="checkbox"/> No <input type="checkbox"/> DDA?
In USDA Rural Area?	<input type="checkbox"/> No	In DCA Rural County?	<input type="checkbox"/> No	Overall:	Urban

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

Congressional	State Senate	State House
9	48	30

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

**Political Jurisdiction**

Name of Chief Elected Official	Lamar Scroggs			Title	Mayor
Address	4035 Walnut Circle			City	Oakwood
Zip+4	30566-3382	Phone	(770) 534-4317	Email	lscroggs@cityof oakwood.net

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	84	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 - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

**B. Mixed Use**

No

**C. Unit Breakdown**

		PBRA
Number of Low Income Units	71	0
Number of 50% Units	18	0
Number of 60% Units	53	0
Number of Unrestricted (Market) Units	13	
Total Residential Units	84	
Common Space Units	0	
Total Units	84	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	70,255
Total Unrestricted (Market) Residential Unit Square Footage	12,725
Total Residential Unit Square Footage	82,980
Total Common Space Unit Square Footage	0
Total Square Footage from Units	82,980

**E. Buildings**

Number of Residential Buildings	5
Number of Non-Residential Buildings	1
Total Number of Buildings	6

Total Common Area Square Footage from Nonresidential areas	1,533
Total Square Footage	84,513

**F. Total Residential Parking Spaces**

182

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

**VI. TENANCY CHARACTERISTICS**

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

Family

If Other, specify:

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP		Other	

**B. Mobility Impaired**

Roll-In Showers

Nbr of Units Equipped: 5

Nbr of Units Equipped: 2

% of Total Units 6.0% Required: 5%

% of Units for the Mobility-Impaired 40.0% Required: 40%

**C. Sight / Hearing Impaired**

Nbr of Units Equipped: 2

% of Total Units 2.4% Required: 2%

**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 Yes

**B. HOME:**

CHDO No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Flexible

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:					Inducement Date:	
Office Street Address					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 - 2017-017 Peaks of Oakwood, Oakwood, Hall 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
Resource Housing Group, Inc.	Peaks of Waycross	Direct	7		
Gary R. Hammond, Jr.	Peaks of Waycross	Direct	8		
Resource Housing Group, Inc.	Peaks of Cartersville	Direct	9		
Gary R. Hammond, Jr.	Peaks of Cartersville	Direct	10		
5			11		
6			12		

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

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

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

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

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

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

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

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

If Yes ----->:

Total Existing Units	<input type="text" value="3"/>
Number Occupied	<input type="text" value="1"/>
% Existing Occupied	<input type="text" value="33.33%"/>

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

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

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

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	<input type="text" value="April 1, 2019"/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

XIII.E. - The project team received a Qualified w/out Conditions Determination letter from DCA in 2016. Per Section XIX. D. of the QAP, if a certifying entity was determined qualified in 2016 then they are grandfathered for 2017.

*(This area is highlighted in yellow in the original document, indicating it is for DCA use only.)*

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-017 Peaks of Oakwood, Oakwood, Hall 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)

Peaks of Oakwood, LP				Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520				Title of Principal	President of Manager of GP
Atlanta		Fed Tax ID:		Direct line	(404) 364-2937
GA	Zip+4	30309-1851	Org Type:	Joint Venture	Cellular
(404) 364-2900		E-mail	cnorthcutt@rhgroup.org		

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Peaks of Oakwood GP, LLC				Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520				Title of Principal	President of Managing Mem
Atlanta		Website		Direct line	(404) 364-2937
GA	Zip+4	30309-1851		Cellular	(770) 262-5017
(404) 364-2937		E-mail	cnorthcutt@rhgroup.org		

**b. Other General Partner**

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

Not Applicable				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.

Not Applicable				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.

Affordable Equity Partners, Inc.				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.aepartners.com	Direct line	
MO	Zip+4	65203-4905		Cellular	(573) 424-8811
(573) 443-2021		E-mail	bkimes@aepartners.com		

**b. State Limited Partner**

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

Affordable Equity Partners, Inc.				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.aepartners.com	Direct line	
MO	Zip+4	65203-4905		Cellular	(573) 424-8811
(573) 443-2021		E-mail	bkimes@aepartners.com		

**3. NONPROFIT SPONSOR**

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

Resource Housing Group, Inc.				Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520				Title of Principal	President
Atlanta		Website		Direct line	(404) 364-2937
GA	Zip+4	30309-1851		Cellular	(707) 262-5017
(404) 364-2900		E-mail	cnorthcutt@rhgroup.org		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Peaks of Oakwood Development, LLC			Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520			Title of Principal	President of Managing Mem
Atlanta	Website		Direct line	(404) 364-2937
GA	Zip+4	30309-1851	Cellular	(770) 262-5017
(404) 364-2937	E-mail	cnorthcutt@rhgroup.org		

**B. CO-DEVELOPER 1**

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

Not Applicable			Name of Principal	
			Title of Principal	
	Website		Direct line	
	Zip+4		Cellular	
	E-mail			

**C. CO-DEVELOPER 2**

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

Not Applicable			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.

Not Applicable			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.

Not Applicable			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.

Fairway Construction Co., Inc			Name of Principal	Steven D. Hickey
3290 Northside Parkway NW, Suite 300			Title of Principal	Director of Accounting and C
Atlanta	Website	www.fairwayconstruction.net	Direct line	
GA	Zip+4	30327-2245	Cellular	(404) 520-7495
(404) 935-0077	E-mail	shickey@fairwayconstruction.net		

**C. MANAGEMENT COMPANY**

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

Fairway Management, Inc.			Name of Principal	Ryan Stevens
206 Peach Way			Title of Principal	Director of Operations
Columbia	Website	www.fairwaymanagement.com	Direct line	
MO	Zip+4	65203-4905	Cellular	(573) 268-3474
(573) 443-2021	E-mail	rstevens@fairwaymanagement.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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<b>D. ATTORNEY</b>	Coleman Talley, LLP			Name of Principal	Gregory Q. Clark
Office Street Address	901 N. Patterson Street			Title of Principal	Attorney
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	31601-0000	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 671-8260	E-mail	greg.clark@colemantalley.com		

<b>E. ACCOUNTANT</b>	CohnReznick			Name of Principal	Julie McNulty
Office Street Address	3560 Lenox Road, Suite 2800			Title of Principal	Partner
City	Atlanta	Website	www.cohnreznick.com	Direct line	(404) 250-4050
State	GA	Zip+4	30326-4276	Cellular	(770) 355-0090
10-Digit Office Phone / Ext.	(404) 847-9447	E-mail	julie.mcnulty@cohnreznick.com		

<b>F. ARCHITECT</b>	Martin Riley Associates - Architects, P.C.			Name of Principal	Jackie Martin
Office Street Address	215 Church Street, Suite 200			Title of Principal	President
City	Decatur	Website	www.martinriley.com	Direct line	
State	GA	Zip+4	30030-3330	Cellular	
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	jmartin@martinriley.com		

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

<b>A. LAND SELLER (If applicable)</b>	Robson Crossing, LLC	Principal	Milton Robson	10-Digit Phone / Ext.	4046801895
Office Street Address	3509 Tanners Mill Circle			City	Gainesville
State	GA	Zip+4	30507-8839	E-mail	miltonrobson@me.com

**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	Currently no, when the equity closes and the Federal and State Limited Partners are admitted there will be as they both share common principals with the Contractor.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	Yes	The General Contractor and the Federal and State Limited Partners share common principals.
7. Developer and Consultant?	No	
8. Other	Yes	The Management Company, General Contractor and the Federal and State Limited Partners all share common principals.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-017 Peaks of Oakwood, Oakwood, Hall 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.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	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	No	No	Nonprofit	0.0000%	No	
Developer	No	No	For Profit	0.0000%	No	
Co-Developer 1						
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**

The State Limited Partner, Federal Limited Partner, Management Company and Construction Company all share common principals.	
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**PART THREE - SOURCES OF FUNDS - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Bellweather Enterprise Real Estate Capital	2,200,000	5.000%	18
Mortgage B	Sterling Bank	6,023,385	6.000%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners	2,484,367		
State Housing Credit Equity	Affordable Equity Partners	1,064,729		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>11,772,481</b>		
Total Construction Period Costs from Development Budget:		<b>11,772,480</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-017 Peaks of Oakwood, Oakwood, Hall 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)	Bellweather Enterprise Real Estate Capital	2,200,000	5.000%	40	40	127,300	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.05%	Peaks of Oakwood Development, LLC	837				

Total Cash Flow for Years 1 - 15: 528,535  
 DDF Percent of Cash Flow (Yrs 1-15) **0.158%** 0.158%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners	8,373,736					
State Housing Credit Equity	Affordable Equity Partners	3,589,104					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:	GP Contribution	Peaks of Oakwood GP, LLC	110				

Equity Check	+ / -	TC Equity % of TDC
8,374,571	-834.35	59%
3,589,102	1.75	25%
		<u>84%</u>

Total Permanent Financing:	<b>14,163,787</b>
Total Development Costs from Development Budget:	<b>14,163,787</b>
Surplus/(Shortage) of Permanent funds to development costs:	<b>0</b>

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Mortgage A is an FHA 221(d)(4) Insured Mortgage through Bellweather Enterprise and continues from construction through permanent conversion as required for points under the Leveraging section of the OAP.

PART FOUR - USES OF FUNDS - 2017-017 Peaks of Oakwood, Oakwood, Hall County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	7,500	7,500			
Market Study	8,500	8,500			
Environmental Report(s)	23,000	23,000			
Soil Borings	10,000	10,000			
Boundary and Topographical Survey	15,000	15,000			
Zoning/Site Plan Fees	2,000	2,000			
Other: Engineer DD & OPC	32,000	32,000			
Other: Phase I Archeological Survey	6,500	6,500			
Other: Phase I Historical Survey	4,000	4,000			
<b>Subtotal</b>	<b>108,500</b>	<b>108,500</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ACQUISITION</b>					
Land	950,000				950,000
Site Demolition	25,000				25,000
Acquisition Legal Fees (if existing structures)					
Existing Structures					
<b>Subtotal</b>	<b>975,000</b>		<b>-</b>		<b>975,000</b>
<b>LAND IMPROVEMENTS</b>					
Site Construction (On-site) Per acre: -151,778	1,403,950	1,263,555			140,395
Site Construction (Off-site)					
<b>Subtotal</b>	<b>1,403,950</b>	<b>1,263,555</b>	<b>-</b>	<b>-</b>	<b>140,395</b>
<b>STRUCTURES</b>					
Residential Structures - New Construction	5,981,050	5,981,050			
Residential Structures - Rehab					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr	155,000	155,000			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
<b>Subtotal</b>	<b>6,136,050</b>	<b>6,136,050</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
Builder Profit: <b>DCA Limit 14.000%</b>	6.000% 452,400	6.000% 452,400			
Builder Overhead	2.000% 150,800	2.000% 150,800			
General Requirements*	6.000% 452,400	6.000% 452,400			
*See QAP: General Requirements policy <b>14.000% 1,055,600</b>	<b>14.000% 1,055,600</b>	<b>1,055,600</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Subtotal</b>	<b>1,055,600</b>	<b>1,055,600</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					
Other: Asebstos Abatement	18,240				18,240
<b>Total Construction Hard Costs</b>	<b>8,613,840.00</b>				
<b>Average TCHC:</b>	102,545.71 per Res'l unit	102,545.71 per unit	101.92 per total sq ft		
	103.81 per Res'l unit SF	103.81 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					
Construction Contingency	5.00% 430,692	387,623			43,069

**PART FOUR - USES OF FUNDS - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee	61,000	61,000			
Bridge Loan Interest	219,571	200,614			18,957
Construction Loan Fee	72,600	72,600			
Construction Loan Interest	125,007	61,365			63,642
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees	12,000	12,000			
Construction Period Real Estate Tax	21,000	21,000			
Construction Insurance	30,200	5,000			25,200
Title and Recording Fees	35,000	25,000			10,000
Payment and Performance bonds	64,604	64,604			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>665,982</b>	<b>548,183</b>	<b>-</b>	<b>-</b>	<b>117,799</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	139,040	139,040			
Architectural Fee - Supervision	34,760	34,760			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	15,000	15,000			
Accessibility Inspections and Plan Review	8,000	8,000			
Construction Materials Testing	45,000	45,000			
Engineering	68,800	68,800			
Real Estate Attorney	50,000	50,000			
Accounting	30,000	30,000			
As-Built Survey	7,500	7,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>418,100</b>	<b>418,100</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES Avg per unit: 7,478</b>					
Building Permits	22,785	22,785			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	167,222	167,222			
Sewer Tap Fees waived? <input type="text" value="No"/>	438,168	438,168			
<b>Subtotal</b>	<b>628,175</b>	<b>628,175</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	13,700				13,700
Permanent Loan Legal Fees	10,000				10,000
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>23,700</b>				<b>23,700</b>

**PART FOUR - USES OF FUNDS - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	73,623	73,623				73,623
LIHTC Compliance Monitoring Fee	67,200	67,200				67,200
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	150,323				150,323
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		3,000				3,000
Tax Credit Legal Opinion		10,000				10,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	13,000				13,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	20.000%	339,000	339,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,356,000	1,356,000			
	<b>Subtotal</b>	1,695,000	1,695,000	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		20,000				20,000
Rent-Up Reserves	98,175	98,175				98,175
Operating Deficit Reserve:	260,000	260,000				260,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 561	47,100	47,100			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	425,275	47,100	-	-	378,175
		<b>OTHER COSTS</b>				
Relocation		16,200				16,200
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	16,200	-	-	-	16,200
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>14,163,787</b>	<b>12,287,886</b>	<b>-</b>	<b>-</b>	<b>1,875,901</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	168,616.51	<b>Square Foot:</b>	167.59		

**PART FOUR - USES OF FUNDS - 2017-017 Peaks of Oakwood, Oakwood, Hall 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
Total Basis	12,287,886	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,287,886	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>	100.00%		
Adjusted Eligible Basis	12,287,886	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	84.52%	84.52%	84.52%
Qualified Basis	10,386,189	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	934,757	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>934,757</b>		

**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

14,163,876	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	No	
14,163,787						
2,200,110						
11,963,677						
/ 10						
1,196,368						
1.3000	=	Federal	0.9100	+	State	0.3900
<b>920,283</b>						
<b>920,283</b>						
<b>920,283</b>						
<b>920,283</b>						

PART FOUR - USES OF FUNDS - 2017-017 Peaks of Oakwood, Oakwood, Hall County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The back up for the construction costs are included in Tab 1 of the application.

**PART FOUR (b) - OTHER COSTS - 2017-017 - Peaks of Oakwood - Oakwood - Hall, 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**

Engineer DD & OPC

Matt Kriete with ESS Engineering provided a Due Diligence report and Opinion of Probable Cost for local government fees and site work. The Due Diligence included a review of local development and zoning code, utility infrastructure location and adequacy, and access and traffic qualities. The Opinion of Probable Cost included a preliminary grading plan and estimate for complete site work costs, as well as estimate for local government fees.

This Third Party Report was used to justify moving forward with the project, design of the conceptual site plan, discussions with city during rezoning, and in our estimates of project cost. Rather than including the cost of this task in Engineering, it has been separately listed here.

Total Cost  Total Basis

Phase I Archeological Survey

The Phase I ESA included a Cultural Resources Records Review and Reconnaissance that recommended a Phase I Archeological Survey.

This is a required Third Party Report that should be includable in tax credit basis. Rather than including the costs of this survey in Environmental Costs, it has been separately listed here.

Total Cost  Total Basis

Phase I Historical Survey

The Phase I ESA included a Cultural Resources Records Review and Reconnaissance that recommended a Phase I Historical Survey.

This is a required Third Party Report that should be includable in tax credit basis. Rather than including the costs of this survey in Environmental Costs, it has been separately listed here.

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

Asebstos Abatement

The current structures on the site have asbestos. The budget has been provided by GEC. It will be contracted directly for directly by the owner.

Asbestos abatement is an ineligible cost.

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

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost  Total Basis

**OTHER COSTS**

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

**DCA Utility Region for project: North**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

DCA Northern Region - Larger Apt Bldg.		
January 1, 2017	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			5	6	9		
Cooking	Electric	X			7	9	12		
Hot Water	Electric	X			14	19	24		
Air Conditioning	Electric	X			6	9	12		
Range/Microwave	Electric	X							
Refrigerator	Electric	X							
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48	59		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>94</b>	<b>118</b>	<b>149</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

The selection of DCA Northern Larger Apt. Bldg. was made due to site location and having 5+ Units.

**DCA COMMENTS**





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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	12	48	24	0	84	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	4,935	30,000	17,680	0	52,615
0	2,115	10,000	5,525	0	17,640
0	7,050	40,000	23,205	0	70,255
0	1,410	8,000	3,315	0	12,725
0	8,460	48,000	26,520	0	82,980
0	0	0	0	0	0
0	8,460	48,000	26,520	0	82,980

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

Ancillary Income

12,379

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	65,000
Maintenance Salaries & Benefits	55,000
Support Services Salaries & Benefits	
Other (describe here)	
<b>Subtotal</b>	<b>120,000</b>

**On-Site Office Costs**

Office Supplies & Postage	2,680
Telephone	4,500
Travel	2,100
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	2,170
Wellness Center / Activities	2,400
<b>Subtotal</b>	<b>13,850</b>

**Maintenance Expenses**

Contracted Repairs	3,360
General Repairs	16,000
Grounds Maintenance	22,250
Extermination	8,400
Maintenance Supplies	10,000
Elevator Maintenance	
Redecorating	5,040
Other (describe here)	
<b>Subtotal</b>	<b>65,050</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	2,100
<b>Subtotal</b>	<b>2,100</b>

**Professional Services**

Legal	2,350
Accounting	8,500
Advertising	2,500
Other (describe here)	
<b>Subtotal</b>	<b>13,350</b>

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

Electricity	15	15,500
Natural Gas	0	
Water&Swr	10	10,500
Trash Collection		6,250
Other (describe here)		
<b>Subtotal</b>		<b>32,250</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	84,000
Insurance**	21,000
Other (describe here)	
<b>Subtotal</b>	<b>105,000</b>

**Management Fee:**

**41,100**

526.11 Average per unit per year

43.84 Average per unit per month

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

**TOTAL OPERATING EXPENSES 392,700**

Average per unit 4,675.00

Total OE Required 336,000

**Replacement Reserve (RR) 21,000**

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	84 units x \$250 =	21,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>84</b>	<b>21,000</b>

**TOTAL ANNUAL EXPENSES 413,700**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Please see Tab 1, Item Number 6 in the Application for documentation regarding real estate tax expense and insurance expense. The taxes and insurance numbers have been rounded up from the back-up in Tab 1.

2016 Rent and Income Limits are being used in our calculations. 2017 Utility Allowances are being used in our calculations.

The buildings at Peaks of Oakwood are 3-story or include 3-story sections. However, if we select 3-story in the Rent Schedule above the Core Application calculates the Cost Limits as if we were building an elevator building. Since this is a family deal, elevators are not required. This project will not have elevators and therefore, we have selected 2-story walk-up so the cost calculations will be correct.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.85%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	618,960	631,339	643,966	656,845	669,982	683,382	697,049	710,990	725,210	739,714
Ancillary Income	12,379	12,627	12,879	13,137	13,400	13,668	13,941	14,220	14,504	14,794
Vacancy	(44,194)	(45,078)	(45,979)	(46,899)	(47,837)	(48,793)	(49,769)	(50,765)	(51,780)	(52,816)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(351,600)	(362,148)	(373,012)	(384,203)	(395,729)	(407,601)	(419,829)	(432,424)	(445,396)	(458,758)
Property Mgmt	(41,100)	(41,922)	(42,761)	(43,616)	(44,488)	(45,378)	(46,285)	(47,211)	(48,155)	(49,119)
Reserves	(21,000)	(21,630)	(22,279)	(22,947)	(23,636)	(24,345)	(25,075)	(25,827)	(26,602)	(27,400)
NOI	173,445	173,188	172,814	172,317	171,693	170,933	170,032	168,984	167,781	166,416
Mortgage A	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)
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	41,146	40,888	40,514	40,017	39,393	38,633	37,732	36,684	35,481	34,116
DCR Mortgage A	1.36	1.36	1.36	1.35	1.35	1.34	1.34	1.33	1.32	1.31
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.36	1.36	1.36	1.35	1.35	1.34	1.34	1.33	1.32	1.31
Oper Exp Coverage Ratio	1.42	1.41	1.39	1.38	1.37	1.36	1.35	1.33	1.32	1.31
Mortgage A Balance	2,182,298	2,163,691	2,144,131	2,123,571	2,101,958	2,079,241	2,055,360	2,030,258	2,003,872	1,976,136
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.85%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	754,509	769,599	784,991	800,691	816,705	833,039	849,699	866,693	884,027	901,708
Ancillary Income	15,090	15,392	15,700	16,014	16,334	16,661	16,994	17,334	17,681	18,034
Vacancy	(53,872)	(54,949)	(56,048)	(57,169)	(58,313)	(59,479)	(60,669)	(61,882)	(63,120)	(64,382)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(472,521)	(486,697)	(501,298)	(516,336)	(531,827)	(547,781)	(564,215)	(581,141)	(598,575)	(616,533)
Property Mgmt	(50,101)	(51,103)	(52,125)	(53,167)	(54,231)	(55,315)	(56,422)	(57,550)	(58,701)	(59,875)
Reserves	(28,222)	(29,069)	(29,941)	(30,839)	(31,764)	(32,717)	(33,699)	(34,710)	(35,751)	(36,824)
NOI	164,883	163,173	161,279	159,193	156,904	154,407	151,689	148,744	145,561	142,129
Mortgage A	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)
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	32,583	30,873	28,979	26,893	24,604	22,107	19,389	16,444	13,261	9,829
DCR Mortgage A	1.30	1.28	1.27	1.25	1.23	1.21	1.19	1.17	1.14	1.12
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.30	1.28	1.27	1.25	1.23	1.21	1.19	1.17	1.14	1.12
Oper Exp Coverage Ratio	1.30	1.29	1.28	1.27	1.25	1.24	1.23	1.22	1.21	1.20
Mortgage A Balance	1,946,981	1,916,334	1,884,119	1,850,256	1,814,661	1,777,244	1,737,913	1,696,570	1,653,112	1,607,430
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.85%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	919,742	938,137	956,900	976,038	995,558	1,015,469	1,035,779	1,056,494	1,077,624	1,099,177
Ancillary Income	18,395	18,763	19,138	19,521	19,911	20,309	20,716	21,130	21,552	21,984
Vacancy	(65,670)	(66,983)	(68,323)	(69,689)	(71,083)	(72,505)	(73,955)	(75,434)	(76,942)	(78,481)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(635,029)	(654,080)	(673,702)	(693,913)	(714,730)	(736,172)	(758,257)	(781,005)	(804,435)	(828,568)
Property Mgmt	(61,073)	(62,294)	(63,540)	(64,811)	(66,107)	(67,429)	(68,778)	(70,153)	(71,556)	(72,988)
Reserves	(37,928)	(39,066)	(40,238)	(41,445)	(42,689)	(43,969)	(45,288)	(46,647)	(48,046)	(49,488)
NOI	138,437	134,477	130,235	125,700	120,861	115,704	110,216	104,385	98,197	91,635
Mortgage A	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	6,137	2,177	(2,065)	(6,600)	(11,439)	(16,596)	(22,084)	(27,915)	(34,103)	(40,665)
DCR Mortgage A	1.09	1.06	1.02	0.99	0.95	0.91	0.87	0.82	0.77	0.72
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.09	1.06	1.02	0.99	0.95	0.91	0.87	0.82	0.77	0.72
Oper Exp Coverage Ratio	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10
Mortgage A Balance	1,559,411	1,508,935	1,455,877	1,400,104	1,341,478	1,279,853	1,215,074	1,146,982	1,075,406	1,000,167
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.85%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,121,160	1,143,584	1,166,455	1,189,784	1,213,580
Ancillary Income	22,423	22,872	23,329	23,796	24,272
Vacancy	(80,051)	(81,652)	(83,285)	(84,951)	(86,650)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(853,425)	(879,028)	(905,399)	(932,561)	(960,538)
Property Mgmt	(74,447)	(75,936)	(77,455)	(79,004)	(80,584)
Reserves	(50,973)	(52,502)	(54,077)	(55,699)	(57,370)
NOI	84,688	77,337	69,569	61,365	52,710
Mortgage A	(127,300)	(127,300)	(127,300)	(127,300)	(127,300)
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	(47,612)	(54,962)	(62,731)	(70,935)	(79,590)
DCR Mortgage A	0.67	0.61	0.55	0.48	0.41
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.67	0.61	0.55	0.48	0.41
Oper Exp Coverage Ratio	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	921,080	837,946	750,558	658,700	562,143
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.85%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Debt service payment amounts do not deviate from the amount shown in Permanent Sources (Part III)	
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**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

1.)
2.)
3.)
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14.)
15.)
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17.)
18.)
19.)
20.)

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

Pass?

*Threshold Justification per Applicant*

Applicant believes that it has complied with the Plan. Peaks of Oakwood is being financed with a HUD 221(d)(4). The Applicant has had the HUD Concept meeting and the Letter of Encouragement for a straight to firm application is included in Tab 1 of the application. There is also a Bridge Laon Commitment from Sterling Bank and an equity commitment letter from AEP.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Row House</b>						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	0	144,909 x 0 units = 0	0	159,399 x 0 units = 0	0
2 BR	2	0	176,506 x 0 units = 0	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	12	125,895 x 12 units = 1,510,740	0	138,484 x 0 units = 0	0
2 BR	2	48	159,553 x 48 units = 7,658,544	0	175,508 x 0 units = 0	0
3 BR	3	24	208,108 x 24 units = 4,994,592	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
<i>Subtotal</i>	<i>84</i>		<i>14,163,876</i>	<i>0</i>		<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	0	133,769 x 0 units = 0	0	147,145 x 0 units = 0	0
2 BR	2	0	171,988 x 0 units = 0	0	189,186 x 0 units = 0	0
3 BR	3	0	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Total Per Construction Type</b>	<b>84</b>		<b>14,163,876</b>	<b>0</b>		<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

The project costs fall below the project cost limit.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The project is a family project and will be marketed as such.

**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: **Holiday and semi-monthly birthday parties, pot luck dinners.**
- 2) On-site enrichment classes Specify: **Health Screenings, Health and Wellness Classes**
- 3) On-site health classes Specify: **Health Screenings, Health and Wellness Classes**
- 4) Other services approved by DCA Specify: **Health Screenings, Health and Wellness 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:*

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**14,163,787**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**14,163,876**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall 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.

The management company will be providing the social programming to the community/residents in accordance with DCA Requirements.

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**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall 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.	<b>Bowen National Research</b>	
B.	<b>6-7 months</b>	
C.	<b>98.70%</b>	
D.	<b>3.40%</b>	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.

*Threshold Justification per Applicant*

There are no LIHTC properties within the Peaks of Oakwood Site PMA funded in 2015 or 2016. The Market Analyst surveyed general occupancy LIHTC within the primary market area built from 1998-2004 for comparability purposes. The closest LIHTC property is Oconee Springs built in 1998.

*DCA's Comments:*

**6 APPRAISALS**

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

Pass?

A.	<b>No</b>	
B.	<b>No</b>	

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

Appraiser's Name:

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

1)		
2)		
3)		
4)		

- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?

C.

- D. Has the property been:

D.

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

1)	<b>Yes</b>	
2)	<b>No</b>	
3)	<b>No</b>	

*Threshold Justification per Applicant*

There is no identity of interest, therefore, an appraisal is not necessary.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

- 1) If "Yes", name of company that prepared the noise assessment?
- 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
- 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

Railway <65; Roadway 58.7-64.3; Aircraft <55

D. Is the subject property located in a:

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

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

- 1) Lead-based paint? 

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

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

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

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

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

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

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

Yes	
-----	--

- 9) Mold? 

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

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

No	
----	--

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

There is asbestos in the existing structures on the site. All the buildings will be demolished, the asbestos will be abated and the costs are included in the budget.

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

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

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

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

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

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

I. List all contiguous Census Tracts:

I. 

--

J. Is Contract Addendum included in Application?

J. 

--

*Threshold Justification per Applicant*

There are no HOME funds associated with the project and therefore, Items F-J are not applicable.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall 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>>	
D. No	

*Threshold Justification per Applicant*

In regards to Item D - Site Control is included in Tab 8 and includes an assignment from Landbridge Acquisitions, LLC to Peaks of Oakwood, LP giving the Applicant control (per the requirements of the QAP - Section VIII of Threshold). The initial Closing Date of the Contract is December 29, 2017; however there are three sixty (60) day extensions allowed which gives the Applicant site control through June 27, 2018.

*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*

The entrance to the property will be along Atlanta Highway; Items B-D are not applicable.

*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*

The property is zoned PRD which allows the construction of 84 units of multi-family. Documentation of the zoning is included in Tab 10 of the application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall 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

Not Applicable

Pass?

*Threshold Justification per Applicant*

2) Electric

Georgia Power

1) No

2) Yes

Georgia Power will be providing electrical service to the site. Confirmation letter can be found in Tab 11 of the application. Gas will not be utilized on this site.

*DCA's Comments:*

**12 PUBLIC WATER/SANITARY SEWER/STORM SEWER**

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

Pass?

A1) No

2) Yes

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

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

1) Public water

City of Gainesville

B1) Yes

2) Public sewer

City of Gainesville/City of Oakwood

2) Yes

*Threshold Justification per Applicant*

The City of Gainesville will be providing water service to the site. The sewer capacity will be allocated to the City of Oakwood, who has approved an allocation of sewer capacity to the site. Confirmation letters from both entities can be found in Tab 12 of the application.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

Agree

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

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

A1) Building

A2) Covered Porch

If "Other", explain here

A3) On-site laundry

B. Agree

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

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

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

1) Equipped Playground		
2) Wellness Center		

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

3) Covered Pavilion with Picnic/Barbecue Facilities		
4)		

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

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

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b)

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

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

D. N/A

1)

2)

3a)

3b)

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall 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.*

Applicant agrees to provide the first two amenities listed above in accordance with the DCA Amenities Manual for a project of 84 units. We have also selected a third optional amenity as it was unclear whether we could still select a wellness center as an amenity under threshold since it was also being selected under scoring. The Amenities as required by the QAP are shown on the conceptual site plan within Tab 15 of the application. This is a family project so the additional Amenities under Section D do not apply.

*DCA's Comments:*

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

**Pass?**

- 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?

A. <<Select>>	<<Select>>
B.	

- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?  
Name of qualified BPI Building Analyst or equivalent professional:

C.	
----	--

- 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.

D.	
1)	
2)	
3)	
4)	

- 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?**

E.	
----	--

*Threshold Justification per Applicant*

This project is new construction and therefore, this section does not apply.

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

**Pass?**

- 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	
B.	Yes	
C.	Yes	
D.	Yes	

*Threshold Justification per Applicant*

The Conceptual Site Plan, Location/Vicinity maps and photographs have been prepared in accordance with the QAP and the instructions as set forth in the Architectural Manual. All required information is included in Tab 15 of the application.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

**Pass?**

- 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	
B.	Agree	

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall 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.

Applicant agrees that it will design and construction the buildings in accordance with the QAP and DCA Architectural Manual.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

**17 ACCESSIBILITY STANDARDS**

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

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

Name of Accessibility Consultant	TBD
----------------------------------	-----
- 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*

Applicant agrees to comply with QAP and DCA Architectural Requirements for Accessibility. A consultant has not yet been engaged but will be upon award. We are not claiming eligibility under A.3., therefore, a legal opinion is not required.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

**B. Standard Design Options for All Projects**

1) Exterior Wall Finishes (select one)

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

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

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

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

1)  
2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

*Threshold Justification per Applicant*

This project is new construction and therefore Item A is not applicable. Applicant agrees to comply with the Architectural Design & Quality Standards as indicated above in Item B. Item C is not applicable.

*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**

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

No	
----	--

D.

No	
----	--

E. Certifying GP/Developer

F. << Select Designation >>

*Threshold Justification per Applicant*

The Certifying Entity/Project Team received a Qualification Determination in 2016 which is included in Tab 19 of the application. Per the QAP if the Team received a Determination in 2016 they are deemed qualified for 2017 and repeat experience documentation is not required. The remaining items required to be submitted are in Tab 19 of the application.

*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?

Pass?

A.

No	
----	--

B.

N/A	
-----	--

C.

Yes	
-----	--

*Threshold Justification per Applicant*

The Certifying Entity/Project Team received a Qualification Determination in 2016 which is included in Tab 19 of the application. Per the QAP if the Team received a Determination in 2016 they are deemed qualified for 2017 and repeat experience documentation is not required. The remaining items required to be submitted are in Tab 19 of the application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall 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 - 2017-017 Peaks of Oakwood, Oakwood, Hall 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:

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

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

1		1	
Yes		Yes	
Yes			

*Threshold Justification per Applicant*

There are 3 houses on the site. Only one of the homes is occupied with the additional homes vacant/abandoned. All houses will be demolished during the construction of the Peaks of Oakwood. The relocation plan, budget, and spreadsheet are located within Tab 24. The plan/budget gives the resident the option to move offsite permanently as they are a family of 7 and the largest unit in our community will be a three bedroom, or they can move back to the property upon CO into a 1 bedroom and 3 bedroom unit. The makeup of the residents is a parent with three children, and their grandparents. The grandparents would live in the 1 bedroom, and the parent and three children would reside in the 3 bedroom unit.

*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*

If selected for funding, Applicant agrees to prepare and submit all of the required documentation and to market to populations with disabilities or the homeless.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Pass?	
-------	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall 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.

Applicant has reviewed Section XXVI of the QAP and believes the project is in compliance with each point. The project is efficiently designed, market supported, and has been placed on a site with good characteristics for the project. The project is not wasteful in any way and is worthy of DCA's consideration.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>66</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

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

	Nbr		Nbr		Nbr
A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/revisions:	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 - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	66	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: **84**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
18	

Actual Percent of Residential Units:

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

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

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

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs:
- 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%
1	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..

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

Scoring Justification per Applicant

Applicant utilized the 2017 Desirable/Undesirable Site Certification to score this Section. There are 14 Desirables and 3 Bonus Desirables available to this project, which supports a total score of 13 points. The Certification is included in Tab 26 of the Application.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

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

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

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>66 20</b>

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

The Gainesville Connection is available throughout Hall County. The bus stop location/pictures, cost, schedule, bus routes, and website information can be found within Tab 27. Additionally, management will include transit information in each residents move-in packages.

DCA's Comments:

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

Gainesville Connection	(770) 503-3333
http://www.gainesville.org/hall area transit	
http://www.gainesville.org/fullpanel/uploads/files/gvilleconnectionrts-composite-july15-00001.pdf	

Score	Option	Self Score	DCA Score
6	A.	0	0
5	1.	0	
4	2.	0	
1	3.	0	
3	B.	2	0
3	1.	0	
2	2.	2	
1	3.	0	
2	4.	0	

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

**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.

Competitive Pool chosen:

Earth Craft House Multifamily  
**Flexible**

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

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

Date of Course	2/14/17	Gary Hammond	Landbridge Development
Date of Course			

Yes	
-----	--

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
		No	

**1. EarthCraft Communities**

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

[ ]

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

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

[ ]

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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<b>TOTALS:</b>	<b>92</b>	<b>66 20</b>

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

**Commitments for Building Certification:**

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

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

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

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

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

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

*Scoring Justification per Applicant*

The Applicant has provided whole building modeling indicating compliance with a 10% over the baseline building performance rating.

*DCA's Comments:*

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

**A Census Tract Demographics** 3 1

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

**B.** 1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/): No

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

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

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

(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 0 0

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: Per Applicant  Per DCA

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>66</b>
	<b>10</b>	<b>20</b>
	<b>6</b>	<b>0</b>
	<b>No</b>	
	<b>No</b>	
	<b>Yes</b>	

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

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	Yes		Yes	
	4, 5		19	
b) Includes public input and engagement during the planning stages?	Yes		Yes	
	51-63		13-17, 28-50	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	Yes		Yes	
	11, 12		20,23	
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?	Yes		Yes	
	Separate Letter from City Manager		20-25	
	Yes		Yes	
	Separate Letter from City Manager		20-25	
e) Discusses resources that will be utilized to implement the plan?	Yes		Yes	
	18, 19		25-26	
f) Is included in full in the appropriate tab of the application binder?	Yes		Yes	

**Website address (URL) of Revitalization Plan:**

<http://www.cityofoakwood.net/Assets/Files/Oakwood%20-%20URP%20amendment%20May%209%202016.pdf>

**Website address (URL) of Transformation Plan:**

<https://1drv.ms/b/s!Ajy-LEIIEkBLdQLthrx67ITBw8>

**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.) See City Manager Letter
ii.) 9/9/2013 Updated 5/9/16
1 year
NA

2 A. **0**  
 Yes/No Yes/No

i.) Yes	
ii.) Yes	

- 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) 8/1/13	
Gainesville Times	
b) Published local govt public mtg	Published local govt public mtg
9/9/13	5/9/16
c) Development authority	Local business coalition
Oakwood Redevelopment Agency	Greater Hall County Chamber of Commerce

- 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: **14.04** Eligible Basis Adjustment: **<<Select>>**

1.	<b>0</b>	
2.	<b>0</b>	

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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<b>TOTALS:</b>	<b>92</b>	<b>66</b>	<b>20</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

Entity Name			Website			Yes/No	Yes/No
Contact Name	Direct Line		Email				
a) i. CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (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 ▶	N/a
CBO 1 Name			Purpose:			Letter of Support included?	N/a
Community/neighborhd where partnership occurred			Website				
Contact Name	Direct Line		Email			N/a	
CBO 2 Name			Purpose:			Letter of Support included?	N/a
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.	N/a
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.	N/a
or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.						b)	N/a

**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, <i>as delineated by the Community Transformation Plan</i> , to increase residents' access to local resources such as employment, education, transportation, and health?						12	Yes
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?							Yes
iii. CQB Name	Family Promise of Hall County		Website	www.familypromisehall.org			
Contact Name	Lindsey McCamy	Direct Line	(770) 535-0786	Email	lindsey@familypromisehall.org		

**2. Quality Transformation Plan**

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

4

2.

a) <i>Public and Private Engagement</i>	Tenancy: <b>Family</b>						
Family Applicants must engage at least <b>two</b> different Transformation Partner types, while Senior Applicants must engage at least <b>one</b> . <u>Applicant agrees?</u>						Yes	
i. Transformation Partner 1	Local health provider		Date of Public Meeting 1 between Partners	2/24/17			
Org Name	Good News Clinics		Date(s) of publication of meeting notice	2/1/17 thru 2/23/17			
Website	www.goodnewsclinics.org		Publication(s)	Direct Mail Flyers to Service Providers and Available in offices for clients.			
Contact Name	Allison Borchert	Direct Line	Social Media	N/A			
Email	allisonb@goodnewsclinics.org		Mtg Locatn	First Baptist Church, Banquet Hall, Gainesville, GA			
Role	Health		Which Partners were present at Public Mtg 1 between Partners?			1 and 2	

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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		<b>20</b>

ii. Transformation Partner 2	Local K-12 school district rep	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	5/4/17
Org Name	Hall County Schools		Date(s) of publication of meeting notice	4/30/2017
Website	www.hallco.org		Publication(s)	Gainesville Times
Contact Name	Holly Farmer	Direct Line (678) 316-7949	Social Media	N/A
Email	holly.farmer@hallco.org		Mtg Locatn	Family Promise of Hall County Offices
Role	Education		Which Partners were present at Public Mtg 2 between Partners?	1 and 2
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. Yes
or	Nbr of Respondents			25
ii. Public Meetings				ii. Yes
Meeting 1 Date	2/24/17	Dates: Mtg 2	5/4/17	Mtg Notice Publication
Date(s) of publication of Meeting 1 notice	2/1/17 thru 2/23/17	Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?	Yes	
Publication(s)	Direct Mail Flyers to Service Providers and Available in offices for clients	Publication(s)	Gainesville Times	
Social Media	N/A	Social Media	N/A	
Meeting Location	First Baptist Church, Banquet Hall, Gainesville, GA	Mtg Locatn	Family Promise of Hall County Offices	
Copy(-ies) of published notices provided in application binder?	Yes	Copy(-ies) of published notices provided in application binder?	Yes	
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	Build/Produce Affordable Rental Housing within the Defined Neighborhood			
Goal for increasing residents' access	Construct +80 units of Affordable Housing within the Defined Neighborhood through the LIHTC Program.			
Solution and Who Implements	Peaks of Oakwood, LP to apply for LIHTC Funding and if awarded to Complete Construction by December 2020			
Goal for catalyzing neighborhood's access	Bridge the gap of homelessness to stable families with permanent affordable housing.			
Solution and Who Implements	Peaks of Oakwood, LP will work with Family Promise as the homeless liason to place residents.			
ii. Local Population Challenge 2	Health and Wellness: Coordination of Communication and Resources			
Goal for increasing residents' access	Provide Wellness Centers at any new multi-family housing community			
Solution and Who Implements	Good News Clinics and Peaks of Oakwood LP to work together to construct one (1) Wellness Center in the defined neighborhood by December 2020 and pr			
Goal for catalyzing neighborhood's access	Conduct monthly health initiatives (screening, wellness education/training, healthy eating) to at least 25 families monthly.			
Solution and Who Implements	Good News Clinics and Peaks of Oakwood LP to work together and provide services through an MOU with local healthcare service providers.			
iii. Local Population Challenge 3	Education: Early Intervention			
Goal for increasing residents' access	Serve 25 families annually by providing financial support for the child's educational needs.			
Solution and Who Implements	Capital Improvement Fund established by the Peaks of Oakwood, LP with funds contributed by the Developer.			
Goal for catalyzing neighborhood's access	Set up Tutoring and Mentoring Programs in the Defined Neighborhood allowing students access.			
Solution and Who Implements	Create list of mentors/tutors that can provide these programs with assistance from Hall County Schools, United Way and Peaks of Oakwood, LP			
iv. Local Population Challenge 4	Economic Stability: Effective and on-going community collaboration			
Goal for increasing residents' access	Provide life skills training to educate families on the achievement of financial stability.			
Solution and Who Implements	Serve 25 families annually creating training schedules. United Way, GDOL, Family Promise & Peaks of Oakwood, LP			
Goal for catalyzing neighborhood's access	Provide life skills training with resume building and interviewing technique training.			
Solution and Who Implements	United Way, GDOL & Family Promise will coordinate services of educaton & job growth. Peaks of Oakwood, LP will provide space and refreshments for the			
v. Local Population Challenge 5	Transportation: Housing, Economic Stability and Healthcare			
Goal for increasing residents' access	Build affordable rental housing along available transportation routes and sidewalks already in place to connection housing to education, work, food & healthc			
Solution and Who Implements	Peaks of Oakwood, LP will construction 70+ affordable rental apartments (mixed income) with 1/4 mile of the Hall Areas Transit along existing sidewalks			
Goal for catalyzing neighborhood's access	Host a job fair to promote entry level jobs within the community located along available transportation routes.			

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>66</b>	<b>20</b>

Solution and Who Implements

Transformation Team Partners to recruit participants from area employers. Peaks of Oakwood, LP will provide location and refreshments.

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance **50,000**

**Family**

4	<b>1</b>	
1	1.	<b>1</b>

Source	Contribution by Developer - Per Terms of Development Agreement		Bank Name	TBD Upon Award & Funding	
Contact	Chase Northcutt	Direct Line	(404) 364-2937	Account Name	TBD Upon Award & Funding
Email	cnorthcutt@rhgroup.org		Bank Website	TBD Upon Award & Funding	
Bank Contact	TBD Upon Award & Funding	Direct Line		Contact Email	TBD Upon Award & Funding

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

Description of Use of Funds  
 The Transformation Team will work with each affordable housing community to encourage establishment of an education fund to help families and individuals with the following costs.  
 • Tutoring  
 • Prep Courses (PSAT, SAT/ACT, etc.)  
 • SAT/ACT Testing Fees  
 • GED Classes/Testing  
 • College / Technical School Application Fees

Students will need to provide letters from their Parent and School Counselor if asking for assistance to pay for Tutoring, Prep Courses, Testing Fees, and/or College Application Fees. GED Classes/Testing fund disbursement will require a recommendation from an employer and verification of employment.

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

The Fund will provide means to meet the following goals set forth within the plan.  
 GOAL FIVE: Provide financial assistance for tutoring.  
 GOAL SIX: Provide financial assistance for GED Classes, ACT/SAT Classes/Testing, and College/Technical School Applications.  
 GOAL SEVEN: Set up tutoring and mentoring programs in the Defined Neighborhood allowing students from across the area to benefit from this type of programming.

**2. Long-term Ground Lease**

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

1	2.	<b>0</b>	
		N/a	
		N/a	
2	3.	<b>0</b>	

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Flexible**

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

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b> 92	66	20

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):	
14,163,787	

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
10	<b>0</b>	
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*

All documentatoin support the points selected above are located in Tab 31 of the Application.  
 Applicant will establish a Community Improvement Fund as described above. The Developer will fund to an account to be opened upon the closing on the land & financing and is obligated to do so in the Development Agreement.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

<b>4</b>	<b>3</b>	<b>0</b>
----------	----------	----------

Competitive Pool chosen: **Flexible**

**A. Phased Developments**

Phased Development? **No** **0** **3**

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

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)*

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

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

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

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

*(choose 1 or 3)*

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

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

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

3.	1.	<b>0</b>	
1.	2.	<b>0</b>	
2.	3.	<b>0</b>	

*Scoring Justification per Applicant*

There have not been any LIHTC Funded projects within the City limits of Oakwood since 2000 and therefore, the Applicant is eligible for the points selected above.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>66</b>
	<b>2</b>	<b>20</b>
	<b>2</b>	<b>0</b>
	Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

A.	<b>No</b>	
B.	<b>No</b>	
C.	<b>No</b>	
D.	<b>No</b>	

Scoring Justification per Applicant

The Market Study supports the answers selected above. The capture rates are strong and the project is marketable and supportable.

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

DCA's Comments:

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

**12. EXCEPTIONAL NON-PROFIT**

Resource Housing Group, Inc.

Nonprofit Setaside selection from Project Information tab:

Yes

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	<b>3</b>	
	<b>No</b>	
	<b>N/a</b>	
	<b>N/a</b>	

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2

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

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

Unit Total	<b>84</b>
------------	-----------

MGP	Peaks of Oakwood GP, LLC	0.0100%	Chase Northcutt	NPSponsr	Resource Housing Group, Inc.	0.0000%	Chase Northcutt
OGP1	Not Applicable	0.0000%	0	Developer	Peaks of Oakwood Development, LLC	0.0000%	Chase Northcutt
OGP2	Not Applicable	0.0000%	0	Co-Developer 1	Not Applicable	0.0000%	0
OwnCons	Not Applicable	0.0000%	0	Co-Developer 2	Not Applicable	0.0000%	0
Fed LP	Affordable Equity Partners, Inc.	98.9900%	Brian Kimes	Developmt Consult	Not Applicable	0.0000%	0
State LP	Affordable Equity Partners, Inc.	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

This is a flexible pool application and is therefore not eligible for these points.

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

**TOTALS:**

92	66	20
----	----	----

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

2	0	0
1	0	

**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: **Oakwood** County: **Hall** QCT? **No** Census Tract #: **14.04**

Scoring Justification per Applicant

DCA's Comments:

1	0	
B.	N/a	

We are not requesting points under this category. The GICH Contact would not return calls or emails in regards to this

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	2,200,000
<b>Total</b>	<b>2,200,000</b>

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>Total</b>	<b>0</b>

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

14,163,787
15.5326%

0.0000%
---------

Project is being partially financed with a HUD 221(d)(4). Documentation from the lender and HUD as required by the QAP are included in the application behind Tab 1 and Tab 36.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

**TOTALS:** **92** **66** **20**

**3**

No	
----	--

**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.

Ranking Pts	Value	Range	Ranking Pts
1.		0 - 10	
2.		0 - 10	
3.		0 - 5	
4.		0 - 5	
5.		0 - 5	
6.		0 - 5	
<b>Total:</b>		<b>0 - 40</b>	<b>0</b>

DCA's Comments:

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

<b>3</b>	<b>2</b>	<b>0</b>
2	A. <b>2</b>	<b>0</b>
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%

<b>3</b>	B. <b>0</b>	<b>0</b>
1.	Disagree	
2.	Disagree	

Scoring Justification per Applicant

Applicant understands the requirements of the 811 Units and will adhere to and accept all tenants as required.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

Historic Credit Equity:

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

**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:

2	A. <b>0</b>	
---	-------------	--

<< 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:

1	B. <b>0</b>	
---	-------------	--

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	66	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	
Yes	
Yes	
Yes	
Agree	

Applicant has identified a need for additional care and access to education in Oakwood for High Blood Pressure, Diabetes, High Cholesterol, Biometric Screenings, Immunizations, Dental Screenings and Vision Screenings as well as Nutrition, Child/Adolescent Health and Women's Health. Additional information can be found in the back-up documentation located in Tab 40 of the application.

**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

a) Health Related Screening through a property Wellness Center which targets specific tenant needs.	Rotated Monthly Services	None
b) Additional education in regards to nutrition and health.	Rotated Classes Monthly	None
c) Access to a library of current health related materials kept in the Wellness Center	Continually	None
d) N/A	N/A	N/A

**B. Healthy Eating Initiative**

2 0 0

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

- 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?

Disagree	
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
a)		
b)		
c)		
d)		

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>66</b>
	2	20
	0	0
	<b>Disagree</b>	

**C. Healthy Activity Initiative**

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	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*

An MOU executed by the applicable parties is located in Tab 40 of the application along with additional documentation supporting the points as selected above.

*DCA's Comments:*

**20. QUALITY EDUCATION AREAS**

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Hall County Schools

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	Martin Elementary School	K-5th	No		75.70	76.40	74.88	75.66	Yes
b) Middle/Junior High	South Hall Middle School	6th-8th	No		79.50	70.30	77.28	75.69	Yes
c) High	Johnson High School	9th-12th	No		70.30	87.00	79.20	78.83	Yes
d) Primary/Elementary	Martin Elementary School	K-5th	No						
e) Middle/Junior High	South Hall Middle School	6th-8th	No						
f) High	Johnson High School	9th-12th	No						

*Scoring Justification per Applicant*

In accordance with the Scoring Section of the QAP the data for 2014-2016 was available and applicant has utilized that data to calculate the average. Therefore, 2013 data is not included. The required documentation for this section is included in Tab 41 of the application.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>66 20</b>
	<b>2</b>	<b>2 0</b>

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site			6,501	
Min Exceeded by:	0.00%	0.00%	8.35%	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
Applicable Minimum Jobs Threshold	6,000	
Total Nbr of Jobs w/in the 2-mile radius	6,501	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	4,017	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	<b>61.79%</b>	<b>0.00%</b>

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

Scoring Justification per Applicant

Approximately 62% of workers travel a distance of more than 10 miles to their place of employment and therefore we are eligible for the points above.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

Scoring Justification per Applicant

Applicant received a Qualified Determination letter in 2016 and is therefore deemed qualified and eligible for these points.

DCA's Comments:

<b>TOTAL POSSIBLE SCORE</b>	<b>92</b>	<b>66</b>	<b>20</b>
<b>EXCEPTIONAL NONPROFIT POINTS</b>			<b>0</b>
<b>INNOVATIVE PROJECT CONCEPT POINTS</b>			<b>0</b>

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

**PART NINE - SCORING CRITERIA - 2017-017 Peaks of Oakwood, Oakwood, Hall County**

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

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
-----------------------	----------------------

**TOTALS:**

**92**

**66**

**20**

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

Peaks of Oakwood  
Oakwood, Hall County

Upon award, when the project closes and the initial installment of Developer is received, a bank account in the name of the Limited Partner (i.e. Owner/Applicant) will be opened and \$50,000.00 will be funded into the account. The Community Improvement Fund will be used only for the purpose of supporting the provision of community services and resources to the residents of The Peaks of Oakwood. The Peaks of Oakwood is a family property so over the course of five years, \$10,000 per year will be distributed to families with children under the age of 18. The money will be utilized specifically for Tutoring, Prep Courses (i.e. PSAT, SAT/ACT), SAT/ACT Testing Fees, GED Classes/Testing, College/Technical School Application Fees. If at the end of the year, the full \$10,000 for that year is not expended, the balance will carry into the next year with all monies expended by the end of five years.

In order to qualify for funds, students will need to provide letters from their Parent and School Counselor if asking for assistance to pay for Tutoring, Prep Courses, Testing Fees, and/or College Application Fees. Distribution of funds for GED Classes/Testing will require a recommendation from an employer and verification of employment.

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

Peaks of Oakwood  
Oakwood, Hall County

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

Peaks of Oakwood

Oakwood, Hall County

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



**Scoring Section 16 - Innovative Project Concept Narrative**

Peaks of Oakwood

Oakwood, Hall County

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



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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Title

\_\_\_\_\_ Signature

\_\_\_\_\_ Date

[SEAL]