

Project Narrative
Peaks of Cartersville
Cartersville, Bartow County

The proposed project involves the new construction of a 72 unit multifamily rental community for seniors, on a +-5.87 acre site in Cartersville, Georgia. The project will offer one-bedroom and two-bedroom garden style units located within two, three story elevator buildings. The project will also include a free-standing community building which will house the subject's management office and resident common areas. The subject property will be developed using Low Income Housing Tax Credit (LIHTC) financing and will target market rate, as well as, lower-income family households earning up to 50% and 60% of Area Median Household Income (AMHI).

The proposed subject site is a parcel of land situated within an established portion of Cartersville that is generally comprised of commercial and residential structures in good condition. In addition to the well maintained existing structures within the site neighborhood, wooded land surrounds portions of the subject site which creates a natural buffer to additional surrounding land uses within the immediate site neighborhood. The subject site is clearly visible and easily accessible from North Tennessee Street, which borders the site to the east and will provide passersby traffic to the subject development. In addition to providing clear visibility and convenient access, the subject's location along this aforementioned arterial road also allows for convenient access to many area services. Overall, the subject development is expected to benefit from its clear visibility and proximity to most basic community services.

The development will be 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 wellness center, covered pavilion with grilling/barbecue area and a fenced community garden. The development is within walking distance of restaurants, grocery stores, parks, banks, pharmacies, shopping and employment.

PART ONE - PROJECT INFORMATION - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Please note:

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

DCA Use ONLY - Project Nbr:
2017-019

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 827,903	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	<<Enter Pre-App Nbr>> <<Select>>

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	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 Cartersville		Phased Project?	No	
Site Street Address (if known)	TBD N. Tennessee Street		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	640 N. Tennessee Street		Scattered Site?	No Nbr of Sites	
Site Geo Coordinates (##.#####)	Latitude: 34.180038	Longitude: -84.793855	Acreage	5.8740	
City	Cartersville	9-digit Zip**	30120-2858	Census Tract Number	9607
Site is predominantly located:	Within City Limits	County	Bartow	QCT?	No DDA? No
In USDA Rural Area?	Yes	In DCA Rural County?	No	Overall:	Rural

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

Congressional	State Senate	State House
11	14	14

** 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	Matt Santini		Title	Mayor	
Address	11 N. Erwin Street		City	Cartersville	
Zip+4	30120-0000	Phone	(770) 387-5686	Email	cartersvillemayor@yahoo.com
Website	www.cityofcartersville.org				

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	72	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	58	0
Number of 50% Units	15	0
Number of 60% Units	43	0
Number of Unrestricted (Market) Units	14	
Total Residential Units	72	
Common Space Units	0	
Total Units	72	

D. Unit Area

Total Low Income Residential Unit Square Footage	51,458
Total Unrestricted (Market) Residential Unit Square Footage	12,364
Total Residential Unit Square Footage	63,822
Total Common Space Unit Square Footage	0
Total Square Footage from Units	63,822

E. Buildings

Number of Residential Buildings	2
Number of Non-Residential Buildings	1
Total Number of Buildings	3

Total Common Area Square Footage from Nonresidential areas	2,017
Total Square Footage	65,839

F. Total Residential Parking Spaces

144

(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)

Elderly

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: 4

Nbr of Units Equipped: 2

% of Total Units 5.6% Required: 5%

% of Units for the Mobility-Impaired 50.0% Required: 40%

C. Sight / Hearing Impaired

Nbr of Units Equipped: 2

% of Total Units 2.8% 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

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
Resource Housing Group, Inc.	Peaks of Oakwood	Direct	7		
Gary R. Hammond, Jr.	Peaks of Oakwood	Direct	8		
Resource Housing Group, Inc.	Peaks of Waycross	Direct	9		
Gary R. Hammond, Jr.	Peaks of Waycross	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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
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New properties: to exercise an Extension of Cancellation Option?

Yes	If yes, expiration year:	2034	Nbr yrs to forgo cancellation option:	5
-----	--------------------------	------	---------------------------------------	---

C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

Yes	If Yes ----->:	Total <i>Existing</i> Units	2
		Number Occupied	1
		% Existing Occupied	50.00%

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

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	April 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>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.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Peaks of Cartersville, LP				Name of Principal	Chase Northcutt
1819 Peachtree Road NE, Suite 520				Title of Principal	President of Manager of GP
Atlanta		Fed Tax ID:	TBD	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 Cartersville 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) 364-2900		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				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				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 of Managing Mem
Atlanta		Website		Direct line	(404) 364-2937
GA	Zip+4	30309-1851		Cellular	(770) 262-5017
(404) 364-2900		E-mail	cnorthcutt@rhgroup.org		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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II. DEVELOPER(S)

A. DEVELOPER

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

Peaks of Cartersville 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) 364-2900	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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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D. ATTORNEY	Coleman Talley, LLP			Name of Principal	Gregory Q. Clark
Office Street Address	910 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		

E. ACCOUNTANT	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		

F. ARCHITECT	Studio 8 Design Architecture			Name of Principal	Robert Byington
Office Street Address	2722 North Oak Street			Title of Principal	Managing Partner
City	Valdosta	Website	www.s8darchitects.com	Direct line	
State	GA	Zip+4	31602-0000	Cellular	(229) 561-1863
10-Digit Office Phone / Ext.	(229) 244-1188	E-mail	rbyington@s8darchitects.com		

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

A. LAND SELLER (If applicable)	Trisha A. Murphy	Principal		10-Digit Phone / Ext.	7705476138
Office Street Address	P.O. Box 3482			City	Cartersville
State	GA	Zip+4	30120-1709	E-mail	trishasinc@hotmail.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, but 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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		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	2,500,000	5.000%	18
Mortgage B	Sterling Bank	5,458,725	6.000%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners	2,138,239		
State Housing Credit Equity	Affordable Equity Partners	916,388		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		11,013,352		
Total Construction Period Costs from Development Budget:		11,013,352		
Surplus / (Shortage) of Construction funds to Construction costs:		(0)		

PART THREE - SOURCES OF FUNDS - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Bellweather Enterprise Real Estate Capital	2,500,000	5.000%	40	40	144,659	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.05% Peaks of Cartersville Development, LLC	753					

Total Cash Flow for Years 1 - 15: 467,871
 DDF Percent of Cash Flow (Yrs 1-15) **0.161%** 0.161%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners	7,533,168					
State Housing Credit Equity	Affordable Equity Partners	3,228,824					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:	GP Contribution Peaks of Cartersville GP, LLC	110					
Total Permanent Financing:		13,262,855					
Total Development Costs from Development Budget:		13,262,855					
Surplus/(Shortage) of Permanent funds to development costs:		(0)					

Equity Check	+ / -	TC Equity % of TDC
7,533,917	-748.90	57%
3,228,822	1.80	24%
		<u>81%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				7,500	7,500				
Market Study				6,600	6,600				
Environmental Report(s)				13,800	13,800				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				13,300	13,300				
Zoning/Site Plan Fees				2,000	2,000				
Other: Engineering DD & OPC				6,000	6,000				
Other: Sewer Capacity Study				5,500	5,500				
Other: HUD P&CR				20,000	20,000				
				Subtotal	84,700	-	-	-	
ACQUISITION					ACQUISITION				
Land				827,000				827,000	
Site Demolition				25,000				25,000	
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	852,000	-	-	852,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	197,049		1,157,468	1,041,721			115,747	
Site Construction (Off-site)									
				Subtotal	1,157,468	-	-	115,747	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				5,930,042	5,930,042				
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									
				Subtotal	6,085,042	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		434,551	434,551				
Builder Overhead	6.000%	434,551	6.000%	434,551	434,551				
General Requirements*	2.000%	144,850	2.000%	144,850	144,850				
	6.000%	434,551	6.000%	434,551	434,551				
*See QAP: General Requirements policy	14.000%	1,013,951	Subtotal	1,013,951	1,013,951	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs	Average TCHC:		114,673.07 per Res'l unit	114,673.07 per unit	125.40 per total sq ft				
8,256,461.00			129.37 per Res'l unit SF	129.37 per unit sq ft					
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	5.00%			412,823	371,541			41,282	

PART FOUR - USES OF FUNDS - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee	55,000	55,000			
Bridge Loan Interest	201,562	176,857			24,705
Construction Loan Fee	82,500	82,500			
Construction Loan Interest	150,472	67,879			82,593
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees	12,000	12,000			
Construction Period Real Estate Tax	18,000	18,000			
Construction Insurance	26,600	5,000			21,600
Title and Recording Fees	35,000	25,000			10,000
Payment and Performance bonds	61,923	61,923			
Other:					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	668,057	529,159	-	-	138,898
PROFESSIONAL SERVICES					
Architectural Fee - Design	180,800	180,800			
Architectural Fee - Supervision	45,200	45,200			
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	60,400	60,400			
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 >>					
Subtotal	461,900	461,900	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 4,576					
Building Permits	17,862	17,862			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	150,310	150,310			
Sewer Tap Fees waived? <input type="text" value="No"/>	161,330	161,330			
Subtotal	329,502	329,502	-	-	-
PERMANENT FINANCING FEES					
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 >>					
Subtotal	23,700				23,700

PART FOUR - USES OF FUNDS - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	66,232	66,232				66,232
LIHTC Compliance Monitoring Fee	57,600	57,600				57,600
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 >>						
	Subtotal	133,332				133,332
		EQUITY COSTS				
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 >>						
	Subtotal	13,000				13,000
		DEVELOPER'S FEE				
Developer's Overhead	20.000%	320,000	320,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,280,000	1,280,000			
	Subtotal	1,600,000	1,600,000	-	-	-
		START-UP AND RESERVES				
Marketing		20,000				20,000
Rent-Up Reserves	83,804	88,650				88,650
Operating Deficit Reserve:	239,938	249,629				249,629
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 793	57,100	57,100			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	415,380	57,100	-	-	358,279
		OTHER COSTS				
Relocation		12,000				12,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	12,000	-	-	-	12,000
TOTAL DEVELOPMENT COST (TDC)		13,262,855	11,574,616	-	-	1,688,238
Average TDC Per:	Unit:	184,206.32	Square Foot:	201.44		

PART FOUR - USES OF FUNDS - 2017-019 Peaks of Cartersville, Cartersville, Bartow 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
Total Basis Method Tax Credit Calculation

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" <Enter detailed description here; use Comments section if needed>"/>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	11,574,616	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	11,574,616	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <input type="text" value=" <<Select>>"/>	100.00%		
Adjusted Eligible Basis	11,574,616	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	80.56%	80.56%	80.56%
Qualified Basis	9,323,996	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	839,160	0	0
Total Basis Method Tax Credit Calculation		839,160	

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

13,263,330	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):			
13,262,855					
2,500,110					
10,762,745	Funding Amount	0	Hist Desig	No	
/ 10					
1,076,275	Federal	0.9100	+	State	0.3900
1.3000	=				
827,903					
827,903					
827,903					

PART FOUR - USES OF FUNDS - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

The costs for the abatement of lead based paint and asbestos is included in the demolition costs.

PART FOUR (b) - OTHER COSTS - 2017-019 - Peaks of Cartersville - Cartersville - Bartow, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

Engineering 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

Sewer Capacity Study

The applicant was required to obtain a sewer capacity letter in order for the City to issue the sewer availability letter as required by the QAP.

This Third Party Report was used to justify moving forward with the project, and this is an eligible cost.

Total Cost Total Basis

HUD P&CR

As part of HUD's loan approval the applicant will be required to pay a third party for a plan and cost review.

This is a Third Party report that is required by HUD and is an eligible cost.

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

0

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

<< 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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

DCA Northern Larger Apt Building		
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						
Total Utility Allowance by Unit Size					0	94	118	149	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

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	0	0	0	0	0	0
0	0	0	0	0	0	0
0	30	42	0	0	0	72
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	13,068	25,025	0	0	38,093
0	4,356	9,009	0	0	13,365
0	17,424	34,034	0	0	51,458
0	4,356	8,008	0	0	12,364
0	21,780	42,042	0	0	63,822
0	0	0	0	0	0
0	21,780	42,042	0	0	63,822

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

11,266

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	60,000
Maintenance Salaries & Benefits	50,000
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	110,000

On-Site Office Costs

Office Supplies & Postage	2,680
Telephone	4,500
Travel	2,100
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	4,347
Wellness Center / Activities	2,400
Subtotal	16,027

Maintenance Expenses

Contracted Repairs	4,560
General Repairs	16,000
Grounds Maintenance	19,250
Extermination	7,200
Maintenance Supplies	8,200
Elevator Maintenance	
Redecorating	4,320
Other (describe here)	
Subtotal	59,530

On-Site Security

Contracted Guard	
Electronic Alarm System	1,800
Subtotal	1,800

Professional Services

Legal	2,350
Accounting	8,500
Advertising	2,500
Other (describe here)	
Subtotal	13,350

Utilities (Avg\$/mth/unit)

Electricity	18	15,500
Natural Gas	0	
Water&Swr	12	10,500
Trash Collection		6,250
Other (describe here)		
Subtotal		32,250

Taxes and Insurance

Real Estate Taxes (Gross)*	50,400
Insurance**	19,800
Other (describe here)	
Subtotal	70,200

Management Fee:

	32,060
478.79 Average per unit per year	
39.90 Average per unit per month	

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

TOTAL OPERATING EXPENSES 335,217

Average per unit 4,655.79
 Total OE Required 252,000

Replacement Reserve (RR) 18,000

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	72 units x \$250 =	18,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	72	18,000

TOTAL ANNUAL EXPENSES 353,217

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.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.94%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	563,280	574,546	586,037	597,757	609,712	621,907	634,345	647,032	659,972	673,172
Ancillary Income	11,266	11,491	11,721	11,955	12,194	12,438	12,687	12,941	13,199	13,463
Vacancy	(40,218)	(41,023)	(41,843)	(42,680)	(43,533)	(44,404)	(45,292)	(46,198)	(47,122)	(48,064)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(303,157)	(312,252)	(321,619)	(331,268)	(341,206)	(351,442)	(361,985)	(372,845)	(384,030)	(395,551)
Property Mgmt	(32,060)	(32,701)	(33,355)	(34,022)	(34,702)	(35,396)	(36,104)	(36,826)	(37,563)	(38,314)
Reserves	(18,000)	(18,540)	(19,096)	(19,669)	(20,259)	(20,867)	(21,493)	(22,138)	(22,802)	(23,486)
NOI	181,110	181,521	181,844	182,074	182,206	182,236	182,157	181,966	181,655	181,220
Mortgage A	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)
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	31,451	31,862	32,185	32,415	32,547	32,577	32,498	32,307	31,996	31,561
DCR Mortgage A	1.25	1.25	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.25
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.25	1.25	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.25
Oper Exp Coverage Ratio	1.51	1.50	1.49	1.47	1.46	1.45	1.43	1.42	1.41	1.40
Mortgage A Balance	2,479,884	2,458,739	2,436,512	2,413,148	2,388,589	2,362,773	2,335,637	2,307,112	2,277,127	2,245,609
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.94%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	686,635	700,368	714,375	728,663	743,236	758,101	773,263	788,728	804,503	820,593
Ancillary Income	13,733	14,007	14,288	14,573	14,865	15,162	15,465	15,775	16,090	16,412
Vacancy	(49,026)	(50,006)	(51,006)	(52,027)	(53,067)	(54,128)	(55,211)	(56,315)	(57,441)	(58,590)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(407,418)	(419,640)	(432,229)	(445,196)	(458,552)	(472,309)	(486,478)	(501,072)	(516,104)	(531,588)
Property Mgmt	(39,081)	(39,862)	(40,659)	(41,473)	(42,302)	(43,148)	(44,011)	(44,891)	(45,789)	(46,705)
Reserves	(24,190)	(24,916)	(25,664)	(26,434)	(27,227)	(28,043)	(28,885)	(29,751)	(30,644)	(31,563)
NOI	180,653	179,951	179,104	178,107	176,953	175,634	174,143	172,473	170,614	168,558
Mortgage A	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)
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	30,994	30,292	29,445	28,448	27,294	25,975	24,484	22,814	20,955	18,899
DCR Mortgage A	1.25	1.24	1.24	1.23	1.22	1.21	1.20	1.19	1.18	1.17
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.25	1.24	1.24	1.23	1.22	1.21	1.20	1.19	1.18	1.17
Oper Exp Coverage Ratio	1.38	1.37	1.36	1.35	1.34	1.32	1.31	1.30	1.29	1.28
Mortgage A Balance	2,212,478	2,177,652	2,141,044	2,102,564	2,062,114	2,019,595	1,974,901	1,927,920	1,878,536	1,826,625
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.94%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	837,004	853,745	870,819	888,236	906,001	924,121	942,603	961,455	980,684	1,000,298
Ancillary Income	16,740	17,075	17,416	17,765	18,120	18,482	18,852	19,229	19,614	20,006
Vacancy	(59,762)	(60,957)	(62,177)	(63,420)	(64,688)	(65,982)	(67,302)	(68,648)	(70,021)	(71,421)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(547,535)	(563,961)	(580,880)	(598,307)	(616,256)	(634,743)	(653,786)	(673,399)	(693,601)	(714,409)
Property Mgmt	(47,639)	(48,592)	(49,564)	(50,555)	(51,566)	(52,597)	(53,649)	(54,722)	(55,817)	(56,933)
Reserves	(32,510)	(33,485)	(34,490)	(35,525)	(36,590)	(37,688)	(38,819)	(39,983)	(41,183)	(42,418)
NOI	166,298	163,823	161,125	158,194	155,020	151,592	147,900	143,932	139,676	135,122
Mortgage A	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)
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	16,639	14,164	11,466	8,535	5,361	1,933	(1,759)	(5,727)	(9,983)	(14,537)
DCR Mortgage A	1.15	1.13	1.11	1.09	1.07	1.05	1.02	0.99	0.97	0.93
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.15	1.13	1.11	1.09	1.07	1.05	1.02	0.99	0.97	0.93
Oper Exp Coverage Ratio	1.26	1.25	1.24	1.23	1.22	1.21	1.20	1.19	1.18	1.17
Mortgage A Balance	1,772,058	1,714,699	1,654,406	1,591,028	1,524,407	1,454,378	1,380,766	1,303,388	1,222,052	1,136,554
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.94%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,020,304	1,040,710	1,061,524	1,082,755	1,104,410
Ancillary Income	20,406	20,814	21,230	21,655	22,088
Vacancy	(72,850)	(74,307)	(75,793)	(77,309)	(78,855)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(735,842)	(757,917)	(780,654)	(804,074)	(828,196)
Property Mgmt	(58,072)	(59,233)	(60,418)	(61,626)	(62,859)
Reserves	(43,691)	(45,001)	(46,351)	(47,742)	(49,174)
NOI	130,256	125,066	119,538	113,659	107,413
Mortgage A	(144,659)	(144,659)	(144,659)	(144,659)	(144,659)
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	(19,403)	(24,593)	(30,121)	(36,000)	(42,246)
DCR Mortgage A	0.90	0.86	0.83	0.79	0.74
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.90	0.86	0.83	0.79	0.74
Oper Exp Coverage Ratio	1.16	1.15	1.13	1.12	1.11
Mortgage A Balance	1,046,681	952,211	852,907	748,523	638,798
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.94%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

Applicant believes that it has complied with the Plan. Peaks of Cartersville 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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	30	157,897 x 30 units = 4,736,910	0	0	173,686 x 0 units = 0
2 BR	2	42	203,010 x 42 units = 8,526,420	0	0	223,311 x 0 units = 0
3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
<i>Subtotal</i>	<i>72</i>	<i>72</i>	<i>13,263,330</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	72		13,263,330	0		0

Threshold Justification per Applicant

DCA's Comments:

Applicant is within the cost limits as indicated above.

3 TENANCY CHARACTERISTICS

This project is designated as:

Elderly

Pass?

Threshold Justification per Applicant

DCA's Comments:

This is an elderly 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:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

1) Holiday and semi-monthly birthday parties, 2) pot luck dinners.
3) Monthly classes including Budgeting, Household Safety, Avoiding Identity Theft
4) Health Screening, 5) 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:

Atlanta

Tot Development Costs:

13,262,855

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

2

Project Cost Limit (PCL)

13,263,330

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

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Since this is a Senior project, Applicant agrees to provide at least four basic ongoing services from at least 3 categories above. The management company will be providing the social programming to the community/residents in accordance with DCA requirements.

--

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

5 MARKET FEASIBILITY

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

A.	Bowen National Research	
B.	Eight Months	
C.	99.70%	
D.	21.70%	

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

No LIHTC projects were funded in 2014 or 2015.

DCA's Comments:

--

6 APPRAISALS

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

Appraiser's Name:

--

Pass?

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

Threshold Justification per Applicant

There is no identity of interest and this section is not applicable.

DCA's Comments:

--

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Roadway 58.1-65.8; Aircraft <55; Railway 49.3-50.4

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?

Yes	
Yes	
No	
No	
- 2) Noise?

Yes	
Yes	
No	
No	
- 3) Water leaks?

No	
No	
No	
No	
- 4) Lead in water?

No	
No	
No	
No	
- 5) Endangered species?

No	
No	
No	
Yes	
- 6) Historic designation?

No	
No	
No	
Yes	
- 7) Vapor intrusion?

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

No	
No	
No	
Yes	

- 9) Mold?

No	
No	
No	
No	
- 10) PCB's?

No	
No	
No	
No	
- 11) Radon?

No	
No	
No	
No	

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

There is asbestos and lead based paint in the existing structures on the site. All the buildings will be demolished, the asbestos and lead based paint will be abated and the costs are included in the demolition budget. A noise study showed that some levels were slightly above 65 decibels. A noise mitigation plan is included in the Environmental.

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

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

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

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

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

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

Threshold Justification per Applicant

Items F-J are not applicable.

DCA's Comments:

A. Geotechnical & Environmental Consultants	
B. No	
C. Yes	
1) Geotechnical & Environmental Consultants	
2) <70	

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

No	
No	
No	
Yes	

No	
No	
No	

H. <<Select>>	<<Select>>
I.	
J.	

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?** Expiration Date: 6/28/18
- B. Form of site control: B. **Contract/Option**
- C. Name of Entity with site control: C. **Peaks of Cartersville, LP**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

Threshold Justification per Applicant

In regards to Item D - Site Control is located in Tab 8 and includes an assignment from Landbridge Acquisitions, LLC to Peaks of Cartersville, LP giving the Applicant control (per the requirements of the QAP - Section VIII of Threshold). The initial Closing Date of the contract is November 30, 2017; however, there are seven 30 day extensions allowed which gives the Applicant site control through June 28, 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 property entrance is located along North Tennessee Street; 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 site is properly zoned and the supporting documents are in Tab 10 of the application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

1) Gas

Not applicable

Pass?

Threshold Justification per Applicant

2) Electric

City of Cartersville

1) No

2) Yes

The City of Cartersville 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 Cartersville

B1) Yes

2) Public sewer

City of Cartersville

2) Yes

Threshold Justification per Applicant

Confirmation letter(s) from the City of Cartersville are included 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?

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

No

Agree

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

A1) Building

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

A2) Covered Porch

If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

1) Covered Pavilion with Picnic/Barbeque Facilities

Guidebook Met? DCA Pre-approved?

3) Fenced Community Garden

Guidebook Met? DCA Pre-approved?

2) Wellness Center

4)

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

1) HVAC systems

2) Energy Star refrigerators

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

4) Stoves

5) Microwave ovens

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

b. Electronically controlled solid cover plates over stove top burners

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

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

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

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

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

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Applicant agrees to provide the first two amenities listed above in accordance with the DCA Amenities Manual for a project of 72 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. As this is an elderly project, Applicant also agrees to provide the required Amenities under D.

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

A. <<Select>>

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C.

Name of qualified BPI Building Analyst or equivalent professional:

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced

DCA Rehabilitation Work Scope form referenced above clearly addresses:

1. All immediate needs identified in the PNA.
2. All application threshold and scoring requirements
3. All applicable architectural and accessibility standards.
4. All remediation issues identified in the Phase I Environmental Site Assessment.

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

Threshold Justification per Applicant

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

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?

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 located 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?

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Threshold Justification per Applicant

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

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

Name of Accessibility Consultant	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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

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

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

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

1)
2)

Pass?

No	
Yes	
A.	
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 is 2016 they are deemed experienced for 2017 and repeat 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 is 2016 they are deemed experienced for 2017 and repeat documentation is not required. The remaining items required to be submitted are in Tab 19 of the application.

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

[Empty yellow box]

DCA's Comments:

[Empty yellow box]

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

		1	

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:

Yes		Yes	
Yes			

Threshold Justification per Applicant

This is an age restricted property and the current tenant does not qualify under the age requirements and therefore will be permanently displaced. The plan and costs for relocation are located in Tab 24 of the Application.

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 and the homeless.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Applicant has reviewed Section XXVI of the Threshold Section 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 worth of DCA's consideration.

PART EIGHT - THRESHOLD CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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

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

Score Value	Self Score	DCA Score
92	66	20
TOTALS:	10	10
A.	0	0
B.	0	0

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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

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TOTALS:	Score Value	Self Score	DCA Score
	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: **72**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
15	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.83%	0.00%

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:

0.00%	0.00%
0	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

Scoring Justification per Applicant

Applicant utilized the 2017 Desirable/Undesirable Site Certification to score this Section. There are 17 Desirables and 3 Bonus Desirables available to the 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: **Rural**

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

2	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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Score Value	Self Score	DCA Score
TOTALS:	92	66 20

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

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

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

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

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

B. Access to Public Transportation

Choose **only one option in B.**

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

The Bartow County Transit Department provides transportation as indicated. All of the appropriate documentation is located in Tab 27 of the application. The management company will include transit information in each residents move-in package.

DCA's Comments:

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

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

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
Rural

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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	66	20

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

Commitments for Building Certification:

1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
2. Project will meet program threshold requirements for Building Sustainability?
3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

	Yes/No	Yes/No
1.	Yes	
2.	Yes	
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

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above?

C.	Yes/No	Yes/No
1.	No	

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

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

	Yes/No	Yes/No
D.	1	0
1.	Yes	
2.	No	
3.	No	

Scoring Justification per Applicant

Applicant has provided documentation that the project demonstrates a worst case HERS Index that is at least 15% lower than the Energy Star Target Index. This information can be found in Tab 29 of the Application.

DCA's Comments:

7. STABLE COMMUNITIES

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

7	0	0
---	---	---

A Census Tract Demographics

3	0	
---	---	--

& Competitive Pool chosen: **Rural**

	Yes/No	Yes/No
B.	N/a	

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/):

2. Less than below Poverty level (see Income) Actual Percent:
3. Designated Middle or Upper Income level (see Demographics) Designation:

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

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

C. Georgia Department of Public Health Stable Communities

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:

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

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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	10	20
	6	0
	No	
	No	
	Yes	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?			Yes	
b) Includes public input and engagement <u>during the planning stages</u> ?			Yes	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?			Yes	
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	
e) Discusses resources that will be utilized to implement the plan?			Yes	
f) Is included <i>in full</i> in the appropriate tab of the application binder?			Yes	

Website address (URL) of Revitalization Plan:

<http://www.cityofcartersville.org/DocumentCenter/Home/View/402>

Website address (URL) of Transformation Plan:

<https://1drv.ms/b/s!Ajy-LEiiEkBLLeBDd9vYMCV5nm34>

A. Community Revitalization

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

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

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

2	A.	0	0
		Yes/No	Yes/No

i.)	N/a	
ii.)	N/a	

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **9607** Eligible Basis Adjustment: **<<Select>>**

1	1.	0	
1	2.	0	

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TOTALS:	92	66	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name	The Good Neighbor Homeless Shelter	Website	http://www.goodneighborshelter.org/
Contact Name	Jessica Mitcham	Direct Line	770-607-0610
		Email	director@goodneighborshelter.org

2. Quality Transformation Plan

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

4

2.

a) *Public and Private Engagement* Tenancy: **Elderly** Yes

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

i. Transformation Partner 1	Local health provider	Date of Public Meeting 1 between Partners	5/23/17
Org Name	Bartow County Public Health	Date(s) of publication of meeting notice	5/21/2017
Website	www.nwgapublichealth.org/counties\bartow\	Publication(s)	Daily Tribune
Contact Name	Cathy Green	Direct Line	
		Email	cathy.green@dph.ga.gov
		Mtg Locatn	City Hall
Role	Health	Which Partners were present at Public Mtg 1 between Partners?	1 only

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Score Value	Self Score	DCA Score
TOTALS: 92	66	20

ii. Transformation Partner 2	N/Ap - Senior	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name			Date(s) of publication of meeting notice	
Website			Publication(s)	
Contact Name	Direct Line		Social Media	
Email			Mtg Locatn	
Role			Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "I" or "ii" below for (b).			Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. Yes
or	Nbr of Respondents			55
ii. Public Meetings				ii. Yes
Meeting 1 Date	5/23/17		Dates: Mtg 2	Mtg Notice Publication
Date(s) of publication of Meeting 1 notice	5/21/2017		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?	N/a
Publication(s)	The Daily Tribune		Publication(s)	
Social Media	N/A		Social Media	
Meeting Location	Cartersville City Hall		Mtg Locatn	
Copy(-ies) of published notices provided in application binder?	Yes		Copy(-ies) of published notices provided in application binder?	
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:				
i. Local Population Challenge 1	Build/Produce Affordable Rental Housing within the Defined Neighborhood			
Goal for increasing residents' access	Construct +72 units of Affordable Housing within the Defined Neighborhood through the LIHTC Program.			
Solution and Who Implements	Peaks of Cartersville, 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 Cartersville, LP will work with Good Neighbor Homeless Shelter 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	Bartow County Public Health and Peaks of Cartersville LP to work together to construct one (1) Wellness Center in the defined neighborhood by December 2020			
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	Bartow County Public Health and Peaks of Cartersville, 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 Cartersville, 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 City of Cartersville Schools, United Way and Peaks of Cartersville, 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, Peaks of Cartersville, LP			
Goal for catalyzing neighborhood's access	Provide life skills training with resume building and interviewing technique training.			
Solution and Who Implements	United Way and GDOL will coordinate services of educaton & job growth. Peaks of Cartersville, LP will provide space and refreshments for the program(s).			
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 & health			
Solution and Who Implements	Peaks of Cartersville, LP will construct 72+ rental apartments (mixed income) 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.			

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	1	0
	1	

Solution and Who Implements

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

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Elderly

Source	Contribution by Developer - Per terms of Development Agreement	
Contact	Chase Northcutt	Direct Line 404-364-2937
Email	cnorthcutt@rhgroup.org	
Bank Contact	TBD upon award and funding	Direct Line

Bank Name	TBD upon award and funding
Account Name	TBD upon award and funding
Bank Website	TBD upon award and funding
Contact Email	TBD upon award and 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 secured funds for Peaks of Cartersville community improvement fund support the North Cartersville Area Transformation Plan through the following ways:
 The Fund will provide means to meet the following goals set forth within the plan.
 Excerpt from the Transformation 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.	0	
		N/a	
		N/a	
2	3.	0	

3. Third-Party Capital Investment

Competitive Pool chosen: **Rural**

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

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Score Value	Self Score	DCA Score
TOTALS:	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:**

		Total Development Costs (TDC):
0.0000%	0.0000%	13,262,855

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	66	20
D.	0	
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 documentation supporting 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:

(Empty yellow box for DCA's Comments)

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

Competitive Pool chosen:

Rural

4

4	0
----------	----------

A. Phased Developments

Phased Development?

No

0

3

A.	0	
1.	N/a	

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

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

Number:

Name

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

Number:

Name

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

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

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

B.	0	0
----	----------	----------

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

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

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.	4	0
----	----------	----------

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

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

(additional point)

3

1.	3	
2.	1	
3.	0	

Scoring Justification per Applicant

There have not been any LIHTC Funded projects since 2000 and therefore the applicant is eligible for four points in this section.

DCA's Comments:

(Empty yellow box for DCA's Comments)

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

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

According to the market study which is included in Tab 5 of the application, 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:

1	1	0
1	A. 1	
	Yes	
1	B. 0	
	N/a	

12. EXCEPTIONAL NON-PROFIT

Resource Housing Group, Inc.

3

Nonprofit Setaside selection from Project Information tab:

Yes

Yes/No Yes/No

Is the applicant claiming these points for this project?

No

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

N/a

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

N/a

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2

0

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

Unit Total **72**

MGP	Peaks of Cartersville GP, LLC	0.0100%	Chase Northcutt	NPSponsr	Resource Housing Group, Inc.	0.0000%	Chase Northcutt
OGP1	Not Applicable	0.0000%	0	Developer	Peaks of Cartersville Development, L	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	98.9900%	Brian Kimes	Developmt Consult	Not Applicable	0.0000%	0
State LP	Affordable Equity Partners	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

The applicant is not selecting rural points for this project.

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

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

B. Designated Military Zones

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

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

City: **Cartersville** County: **Bartow** QCT? **No** Census Tract #: **9607**

Scoring Justification per Applicant

DCA's Comments:

The GICH Documentation/Letter is located in Tab 35 of the application.

	Score Value	Self Score	DCA Score
	2	1	0
	1	1	
A.	Yes/No	Yes/No	
1.	Yes		
2.	Yes		
3.	Yes		
4.	Yes		
5.	N/a		
B.	0		
	N/a		

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

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

	Amount	Amount
a)		
b)		
c)		
d)		
e)		
f)		
g)		
h)		
i)		
j)	2,500,000	
Total Qualifying Sources (TQS):		0

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

13,262,855	18.8496%	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.

DCA's Comments:

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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	
Total:		0 - 40	0

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): **7**
Total Low Income Units: **58**
Min 1 BR LI Units required: **6**
1 BR LI Units Proposed: **24**
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?

3	2	0
2	2	0
1.	Agree	
2.	Yes	
3.	Yes	
4.	Yes	

B. Target Population Preference

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?
Name of Public Housing Authority providing PBRA: PBRA Expiration:
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units: **0** 0.0%

3	0	0
1.	Disagree	
2.	Disagree	

Scoring Justification per Applicant

Applicant has selected the 2 points under the Integrated Supportive Section and 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:

A. Historic and Adaptive Reuse

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

Not applicable

Historic Credit Equity:	0
Historic adaptive reuse units:	0
Total Units	72
% of Total	0.00%

2	0	0
2	0	
A.	0	

B. Historic

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

DCA's Comments:

Nbr Historic units:	0
Total Units	72
% of Total	0.00%

1	0	
B.	0	

PART NINE - SCORING CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	66	20
	3	3	0

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

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

Review of reports and conversations with Bartow County Department of Public Health identified a need for additional care and access to education for Cardiovascular disease, Cancer, Stroke, Diabetes, Chronic Obstructive Pulmonary Disease, Mental Health Issues, Healthy Eating, Obesity, Smoking and Physical Activity. 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 Screenings through a property Wellness Center which targets specific tenant needs.	Rotated Monthly Services	None
b) Additional education in regards to nutrition, diabetes, cholesterol and/or other specific tenant needs.	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	0

B. Healthy Eating Initiative

2 0 0

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

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

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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	2	20
	0	0
	Disagree	

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?

3	2	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Cartersville City School System

Elderly

N/a

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Cartersville Elementary School	3rd - 5th			81.00	76.80	84.30	80.70	Yes
b) Middle/Junior High	Cartersville Middle School	6th -8th			81.60	78.70	79.30	79.87	Yes
c) High	Cartersville High School	9th-12th			74.50	80.60	76.70	77.27	Yes
d) Primary/Elementary	Cartersville Elementary School	3rd - 5th							
e) Middle/Junior High	Cartersville Middle School	6th -8th							
f) High	Cartersville High School	9th-12th							

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 - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	66 20
	2	2 0

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			12,214	
Min Exceeded by:	0.00%	0.00%	103.57%	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	12,214	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	8,235	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	67.42%	0.00%

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

Scoring Justification per Applicant

Approximately 68% 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

10	10	10

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:

TOTAL POSSIBLE SCORE

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

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-019 Peaks of Cartersville, Cartersville, Bartow County

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

**Score
Value**

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

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 Cartersville
Cartersville, Bartow County

Community Improvement Fund

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.

Amount of Fund: \$50,000

Source: The account will be funded from proceeds of the Developer Fee upon closing the transaction (see Developer Agreement).

Purpose: To support the provision of community services and resources to the proposed development's future residents and neighbors (per the QAP).

Commitment: The funds must be spent out over a period of five (5) years following the date that the development is placed in service.

Tenancy: Senior

The dedicated funds must support one or more collaborative solutions to provide services and resources as outlined in the Community Transformation Plan.

From 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.

PLAN for use of the funds:

\$10,000 per year will be distributed to the families with children under the age of 18 within the Defined Neighborhood. Any monies remaining in a plan year will carry forward to the next plan year with all monies expended by the end of five years.

The following areas will qualify for distribution of funds:

- 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.

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

Peaks of Cartersville
Cartersville, Bartow County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Peaks of Cartersville Cartersville, Bartow County

Peaks of Cartersville: Narrative that outlines the objectives of the GICH Plan and why the project meets that objective

This construction of the Peaks of Cartersville project will help the City of Cartersville meet several of their "Most Pressing Housing Problems" as identified in their GICH Retreat documents. Listed are five of the most pressing housing problems (1) Deteriorating housing stock (2) Overcrowding in rental (3) Responsibility of investors who own rental properties (4) Not enough affordable housing for seniors (5) Lack of resources for the elderly

The Peaks of Cartersville will help the City of Cartersville meet their objectives listed by being a newly constructed apartment community built to the standards that have been set by the Georgia Department of Community Affairs. The apartments will be mixed income set at the 50% AMI, 60% AMI, and market rate levels so that they will be affordable to seniors at all levels within the City of Cartersville. The property will offer onsite management that will be available to handle maintenance and resident issues with on call service for afterhours emergencies. The onsite management will also prevent overcrowding in the rental unit by enforcing the tenant lease. With the Peaks of Cartersville project being built with the utilization of Low Income Housing Tax Credits there will be additional monitoring and compliance of the property to ensure that the owners and investor will maintain the property to the highest standards.

The GICH plan lists Lack of resources for the elderly as a goal that the Peaks of Cartersville Community can help them meet. The property will have an onsite wellness center that will provide monthly health screenings and education for the residents. Additionally, the onsite management company has received training that will allow them to help the residents understand their Fair Housing and legal rights, and will help direct them to outlets to help them achieve the ability to learn more. The management company will also join the Chamber of Commerce and develop relationships that they will use to help their residents learn more about the (1) financial management and (2) consumer literacy. Having an onsite office will offer the ability to schedule meetings and bring in speakers/instructors to educate their residents.

On the GICH Year One Progress Report – 2005 they write about common problems for Cartersville, Fort Valley, Sylvester, Thomasville, Valdosta, and Waycross such as:

- Tenant education
- Home buyer education and financial literacy training
- Need for quality affordable housing units for purchase and rent

The narrative above describes how the Peaks of Cartersville addresses these items and helps the City meet their GICH Goals.

The market study conducted for the Peaks of Cartersville community supports the addition of +72 units of mixed income senior housing within the City of Cartersville, showing that there is still a the lack of affordable senior housing as identified in the initial GICH Plan from 2005.

Scoring Section 16 - Innovative Project Concept Narrative

Peaks of Cartersville
Cartersville, Bartow County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

_____ Printed Name

_____ Title

_____ Signature

_____ Date

[SEAL]