

Project Narrative
Tindall Fields II
Macon, Bibb County

May 25, 2017

Introduction

This application to the Georgia Department of Community Affairs (DCA) is for an allocation of Low Income Housing Tax Credits for the development of Tindall Fields II. The applicant is Tindall Partners III, L.P. The General Partner is Tindall III GP, Inc. with In-Fill Housing II, Inc. (In-Fill) as its sole shareholder. (In-Fill is a 501-c-4 nonprofit affiliate of the Macon Bibb Housing Authority [MHA]). Tindall Fields II will consist of 65 multifamily units, all of which will be affordable for low income families.

The Need to Redevelop the Tindall Heights public housing development

Tindall Heights was a 412-unit obsolete public housing development on 28 acres that had been the most troubled property in MHA's inventory. It historically took four offers to find one family on the centralized MHA waiting list to fill each unit. MHA applied unsuccessfully three times for a HOPE VI grant to redevelop the project; each time it was disqualified on a technical reason, not because of need.

Finally, after the various "HOPE VI disappointments", HUD approved MHA's "Demo Dispo" application in September 2015 and in December 2015 allocated 390 Tenant Protection Vouchers to facilitate MHA's relocation of the Tindall Heights residents. The great news for Tindall continued with DCA's allocation of LIHTCs for Tindall Seniors Towers (DCA 15-037); DCA awarded a second allocation of LIHTCs in 2016 for Tindall Fields I (DCA 16-043). These are the first and second of the four redevelopment phases for the site. This application for Tindall Fields II is the third of the four development phases.

Prime Location

Located in a highly visible area along Little Richard Penniman Blvd, Tindall Fields II will be within easy access to numerous area amenities. It is also adjacent to the exciting new multi-million investment by Mercer University and Sierra Development, where new restaurants, a new Marriott Hotel, loft housing and a pedestrian-connector bridge with the Mercer University campus have all been recently completed. The combined total of Macon Bibb County SPLOST funds, TAD funds and Mercer University sponsored development now exceeds \$50 million; an incredible investment for Macon, Georgia standards. The site is also less than two miles from downtown Macon and is served by the Macon Transit Authority, with bus stops adjacent to the site. More than two dozen amenities including retail shopping, grocery stores, health care, recreation, public safety, and other important institutions will be within an easy walk and/or drive for the residents. The property is also part of the Macon-Bibb Urban Redevelopment Plan, an initiative underway to strengthen the inner-city areas of Macon-Bibb County.

Our Transforming News This Year

In-Fill Housing has always been an innovative leader and has always embraced the difficult challenge. Challenged by DCA to transform a community, In-Fill took that to heart. The result after five months of continuous work on the part of the Macon community is a Transformation Plan that addresses the tough issues DCA requires but goes beyond that to lay the foundation for even closer and stronger working relationships among our partners and local leaders. DCA will note in this year's application: a new Innovative Project Concept led by Mercer University and the Bibb County Schools, a strong Healthy Housing Initiative, an exciting "Leader in Me" leadership skills program at Ingram Pye Elementary School, a renewed approach to public transportation improvements, a focused 2-1-1 resources program, various healthy lifestyle commitments from Navicent Health and so much more. Furthermore, we believe that no other Plan in Georgia could have stronger political support than Macon's, thanks to the leadership of Mayor Robert Reichert and the Macon Bibb County Commission.

Strength and Mission of the Development/Ownership Team

As noted above In-Fill will be the owner of the General Partner of the Partnership; In-Fill will also be the Developer. In-Fill and its sister affiliates under the leadership of Anthony Hayes have been engaged in the development of affordable multifamily developments since 2001; since that time the various nonprofit entities under the MHA family of non-profits (In-Fill Housing, In-Fill Housing II, Macon Community Builders, etc.) have developed more than 1340 affordable multifamily units either completed and/or in the pipeline. Furthermore, the "In-Fill team" has extensive experience working with supportive services agencies and with populations covered by the US v Georgia Settlement Agreement. This will be In-Fill's seventh property that has experienced third-party service providers for elderly or disabled populations (the others are Grove Park Village, Village at Blackshear, Greystone Apartments, Hunt School Village, Tindall Seniors Towers, and Tindall Fields I). In-Fill is therefore requesting DCA's consideration for the non-profit set-aside at Tab 21 and its qualifications as an "exceptional non-profit" at Tab 34.

Needs of the proposed tenant population

Tindall Fields II will house a diverse group of low income residents including those with special needs. We therefore have MOAs with the River Edge Behavioral Health Center (River Edge) and Disability Connections, the Independent Living Center for middle Georgia. With the Buck Melton Community Center less than ½ mile away on Sessions Drive, Tindall Fields families can take advantage of numerous services including Macon-Bibb Head Start, Boys and Girls Clubs of Central Georgia, continuing education classes from Central Georgia Technical College, Operation HOPE (financial literacy program), WIC program offices and other family-friendly activities designed to promote family self-sufficiency and upward mobility.

Other low income families who won't require any special services still need affordable, accessible, and convenient housing with modern amenities. Tindall Fields II will address their needs as well.

How the project will meet the needs of the tenant population

In June 2015 MHA adopted "a landmark" Section 8 Admissions Preference unparalleled in its 75-year history. This preference was specifically made pursuant to DCA guidelines for the Settlement Population and is found at Tab 38. With this historic policy revision MHA has agreed to allocate an admissions preference for Georgia Settlement Population clientele equal to one of every two persons admitted to the Section 8 program. MHA has also pledged Section 8 Project Based Vouchers (PBVs) for 16 of the 65 units at Tindall Fields II, the maximum % of units MHA is permitted to allocate under HUD's PBV regulations for non-elderly residents, as noted at Tabs 1, 25 and 38. This allocation will provide much-needed rental assistance for 25% of the units; MHA and In-Fill believe that many other Section 8 voucher holders will find Tindall Fields II a desirable place to live, given the myriad new employment opportunities now available nearby. The new commercial developments adjacent to Tindall will offer numerous entry level employment opportunities for lower income families, all of which will be within walking distance to the site.

Strong Market Viability

The Novogradac Market Study concludes on Page 85 at Tab 5 that "...there is strong demand for the subject..." and on Page 86 states that "We believe the Subject will be well received and recommend the development as proposed."

Unique Features: Local support is strong

For the long-term planning that led to this redevelopment plan, MHA worked very closely with all local stakeholders, including the former Tindall residents, the surrounding community, local government, Mercer University, local agencies, and other institutions. Work began over 13 years ago on the redevelopment plan. During this period, MHA/In-Fill held or participated in over 200 separate community outreach and/or planning meetings related to the redevelopment of Tindall Heights.

The Scope of Work is extensive

Tindall Fields II is the third of four affordable housing phases for the redevelopment of Tindall Heights; the fifth and final piece will be for commercial development fronting Little Richard Penniman Blvd. The total development budget for the four housing phases is projected to be more than \$45,000,000; this third phase, Tindall Fields II will cost just under \$13 million. All improvements will be completed within the EarthCraft Multifamily certification program; the scope of work will also be in full compliance with DCA's accessibility requirements, and the common area amenities will be appropriate for persons with disabilities. The only environmental matter to be mitigated is some asbestos containing materials, which is being handled by MHA through its management of the demolition process now nearing completion.

MHA is financially committed to the redevelopment of Tindall Heights

Project NarrativeTindall Fields II
Macon, Bibb County

...is financially committed to the redevelopment of Tindall Heights.

Please see Tab 44, which documents the "green field" commitments that MHA has made for assuming full responsibility for the relocation of the residents (now completed) and paying for all abatement activities and demolition of the existing Tindall buildings. This commitment will cost MHA approximately \$2.4 million from its scarce, non-federal resources. In addition, MHA has pledged a construction and permanent loan to the development of \$650,000.

In-Fill is grateful to DCA for this redevelopment opportunity

This development team, with extensive affordable housing ownership and development experience, and with supportive housing experience as core parts of its mission, is grateful for the opportunity to transform the former Tindall Heights public housing into new, quality affordable housing for future generations. The development team has more than 17 years' experience in DCA affordable housing programs. In addition to the developer's experience, there is also the strong team of third-party professionals who are similarly experienced with DCA affordable housing programs. This team includes Bob Brown (architect with BTBB); Geotechnical & Environmental Consultants, Inc., (GEC); Nathan Mize; Zeffert & Associates; Ed Foskey with The Synergy Group; Frank Gudger, CPA; Scott Spivey and George Greer with Spivey Pope Green and Greer, along with MHA as the management company. These companies and individuals have extensive and successful experience with DCA programs. This group of talented professionals is both ready for, and excited about, the opportunity to redevelop Tindall Heights for the next 70 years.

We thank the DCA review teams for their time and consideration of our application.

PART ONE - PROJECT INFORMATION - 2017-028 Tindall Fields II, Macon, Bibb 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:
2017-028

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 876,868	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-034 No

Was this project previously submitted to the Ga Department of Community Affairs? **No** If Yes, please provide the information requested below for the previously submitted project:
 Project Name previously used: _____ DCA Project Nbr previously assigned: _____
 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	Anthony Hayes		Title	CEO	
Address	2015 Felton Avenue		Direct Line	(478) 752-7736	
City	Macon		Fax	(478) 752-5066	
State	GA	Zip+4	31201-2404	Cellular	(478) 397-5216
Office Phone	(478) 752-5062	Ext.		E-mail	ahayes@maconhousing.com

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

IV. PROJECT LOCATION

Project Name	Tindall Fields II		Phased Project?	Yes- w/Master Plan	
Site Street Address (if known)	TBD		DCA Project Nbr of previous phase:	2016-043	
Nearest Physical Street Address *	985 Plant Street		Scattered Site?	No Nbr of Sites	
Site Geo Coordinates (##.#####)	Latitude: 32.823812	Longitude: -83.648645	Acreage	4.9440	
City	Macon	9-digit Zip**	31201-2310	Census Tract Number	105
Site is predominantly located:	Within City Limits	County	Bibb	QCT?	Yes DDA? No
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban HUD SA: MSA Macon

* If street number unknown
 Legislative Districts **

Congressional	State Senate	State House
2	26	143

If on boundary, other district:

Political Jurisdiction

Consolidated Government of Macon-Bibb		Website	http://www.maconbibb.us	
Name of Chief Elected Official	Robert Reichert	Title	Mayor	
Address	700 Popular Street		City	Macon
Zip+4	31201-2033	Phone	(478) 751-7170	
			Email	reichert@maconbibb.us

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

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	65	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-028 Tindall Fields II, Macon, Bibb County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	65	16
Number of 50% Units	16	16
Number of 60% Units	49	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	65	
Common Space Units	0	
Total Units	65	

E. Buildings

Number of Residential Buildings	29
Number of Non-Residential Buildings	0
Total Number of Buildings	29

F. Total Residential Parking Spaces

120

D. Unit Area

Total Low Income Residential Unit Square Footage	81,794
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	81,794
Total Common Space Unit Square Footage	0
Total Square Footage from Units	81,794

Total Common Area Square Footage from Nonresidential areas	0
Total Square Footage	81,794

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	0	Elderly	0
	HFOP	0	Other	0
% of Total Units	6.2%	Required:	5%	
% of Units for the Mobility-Impaired	100.0%	Required:	40%	
% of Total Units	3.1%	Required:	2%	

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Roll-In Showers

Nbr of Units Equipped:	4
Nbr of Units Equipped:	4

C. Sight / Hearing Impaired

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

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

No

VIII. SET ASIDES

A. LIHTC:

Nonprofit

Yes

B. HOME:

CHDO

No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Flexible

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-028 Tindall Fields II, Macon, Bibb 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
In-Fill Housing II, Inc.	Tindall Fields II	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-028 Tindall Fields II, Macon, Bibb 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:			% of Total Residential Units
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	16	Households on Waiting List:
			% of Total Residential Units
			25%
Local PHA	Macon Housing Authority		Contact
Street Address	2015 Felton Avenue		June Parker
City	Macon	Zip+4	Direct line
Area Code / Phone	(478) 752-5070	31201-2404	(478) 752-5070
		Email	Cellular
		jiparker@maconhousing.com	(229) 938-7344

B. Existing properties: currently an Extension of Cancellation Option?	No	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
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? No

If Yes ----->:	Total Existing Units	
	Number Occupied	
	% Existing Occupied	

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

Amenities?	Yes	Qualification Determination?	Yes
Architectural Standards?	No	Payment and Performance Bond (HOME only)?	No
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	
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	N/A
Rehab	N/A
New Construction	December 31, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>Item IV. Some explanation of the use of "985 Plant Street" is required. Since none of the 56 Tindall Heights buildings had an actual street address, the site had historically been locally known as "985 Plant Street." This was the street address for the property management site office, and is now the "generic" address for the site. We have provided geo coordinates for accurate access to the site entrance. The eventual address for Tindall Fields II will be assigned by local authorities when construction is underway.</p> <p>We are using the 2016 waiver granted by DCA for Phases II, III, and IV of the Tindall Heights public housing replacement project to use the community building proposed in the Tindall Fields Phase I application (application #2016-043) in 2016. A copy of this waiver is included in Tab 13.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-028 Tindall Fields II, Macon, Bibb 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)

Tindall Partners III, L.P.				Name of Principal	Anthony Hayes
2015 Felton Avenue				Title of Principal	Principal
Macon		Fed Tax ID:		Direct line	(478) 752-7736
GA	Zip+4	31201-2404	Org Type:	For Profit	Cellular
(478) 752-5062		E-mail	ahayes@maconhousing.com		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

Tindall III GP, Inc				Name of Principal	Anthony Hayes
2015 Felton Avenue				Title of Principal	CEO
Macon		Website		Direct line	(478) 752-7736
GA	Zip+4	31201-2404		Cellular	(478) 397-5216
(478) 752-5062		E-mail	ahayes@maconhousing.com		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

Wells Fargo Bank, N.A. (Proposed)				Name of Principal	J.Frederick Davis, III
301 South College St				Title of Principal	Senior Vice President
Charlotte		Website	www.wellsfargo.com	Direct line	(704) 383-9705
NC	Zip+4	28288-0000		Cellular	(704) 607-9795
(704) 383-9705		E-mail	rick.davis@wellsfargo.com		

b. State Limited Partner

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

Wells Fargo Bank, N.A. (Proposed)				Name of Principal	J.Frederick Davis, III
301 South College St				Title of Principal	Senior Vice President
Charlotte		Website	www.wellsfargo.com	Direct line	(704) 383-9705
NC	Zip+4	28288-0000		Cellular	(704) 607-9795
(704) 383-9705		E-mail	rick.davis@wellsfargo.com		

3. NONPROFIT SPONSOR

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

In-Fill Housing II, Inc				Name of Principal	Anthony Hayes
2015 Felton Avenue				Title of Principal	CEO
Macon		Website	www.infillhousing.net	Direct line	(478) 752-7736
GA	Zip+4	31201-2404		Cellular	(478) 397-5216
(478) 752-5062		E-mail	ahayes@maconhousing.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-028 Tindall Fields II, Macon, Bibb County

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II. DEVELOPER(S)

A. DEVELOPER

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

In-Fill Housing II, Inc				Name of Principal	Anthony Hayes
2015 Felton Avenue				Title of Principal	CEO
Macon		Website	www.infillhousing.net	Direct line	(478) 752-7736
GA		Zip+4	31201-2404	Cellular	(478) 397-5216
(478) 752-5062		E-mail	ahayes@maconhousing.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

TBD through competitive bid process				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

C. MANAGEMENT COMPANY

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

Macon Housing Authority				Name of Principal	June Parker
2015 Felton Avenue				Title of Principal	CEO
Macon		Website	http://www.maconhousing.com/	Direct line	(478) 752-5070
GA		Zip+4	31201-2404	Cellular	(229) 938-7344
(478) 752-5070		E-mail	jparker@maconhousing.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-028 Tindall Fields II, Macon, Bibb County

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D. ATTORNEY	Spivey, Pope, Green & Greer			Name of Principal	Scott Spivey
Office Street Address	4875 Riverside Drive, Suite 200			Title of Principal	Partner
City	Macon	Website	www.spgglaw.com	Direct line	(478) 254-7985
State	GA	Zip+4	31201-0000	Cellular	(478) 256-1808
10-Digit Office Phone / Ext.	(478) 254-8866	E-mail	sspivey@spgglaw.com		

E. ACCOUNTANT	Aprio, LLP (formerly Habif, Arogeti & Wynne, LLP)			Name of Principal	Frank Gudger
Office Street Address	5 Concourse Parkway, Suite 200			Title of Principal	Partner
City	Atlanta	Website	www.aprio.com	Direct line	(404) 892-9651
State	GA	Zip+4	30328-5350	Cellular	(678) 362-0453
10-Digit Office Phone / Ext.	(404) 898-8244	E-mail	frank.gudger@hawcpa.com		

F. ARCHITECT	BTBB Architects			Name of Principal	Bob Brown
Office Street Address	609 Cherry Street			Title of Principal	Principal
City	Macon	Website	www.btbbinc.com	Direct line	(478) 742-1208
State	GA	Zip+4	31201-7398	Cellular	(478) 361-3120
10-Digit Office Phone / Ext.	(478) 742-1208	E-mail	bbrown@btbbinc.com		

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

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

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Ground Lease Option: The owner, Macon Housing Authority (lessor), is related to and affiliated with but does not control In-Fill Housing II, the lessee. In-Fill Housing II has assigned the Ground Lease Option to the Partnership, which it controls. The Ground Lease will be for a 55 year period.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-028 Tindall Fields II, Macon, Bibb County

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

C. ADDITIONAL INFORMATION

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

As with Tindall Seniors Towers (2015-037) and Tindall Fields I (2016-043), The Macon Housing Authority is the land owner, and will also be the Management Company for Tindall Fields II.	
--	--

PART THREE - SOURCES OF FUNDS - 2017-028 Tindall Fields II, Macon, Bibb County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	Yes	Other PBRA - Source: PHA Project-Based Vouchers
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	Yes	Local Public Housing Authority PIH Funds
	Other HOME - Source	Specify Other HOME Source 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	Macon Housing Authority	650,000	2.780%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity		6,135,509		
State Housing Credit Equity		3,970,036		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		10,755,545		
Total Construction Period Costs from Development Budget:		10,755,545		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-028 Tindall Fields II, Macon, Bibb 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)	Macon Housing Authority	650,000	2.780%	15	15	53,044	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.70% In-Fill Housing II, Inc.	10,537	0.000%	10	10	1,054	Amortizing

Total Cash Flow for Years 1 - 15: 476,053
 DDF Percent of Cash Flow (Yrs 1-15) 2.213% 2.213%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity		7,453,378					
State Housing Credit Equity		4,822,774					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		12,936,689					
Total Development Costs from Development Budget:		12,936,689					
Surplus/(Shortage) of Permanent funds to development costs:		0					

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

Although the MHA loan is offered with a 30-year amortization, in the spirit of being good stewards of this scarce public resource, as well as shoring up overall project feasibility, we are proposing to amortize the loan fully over its 15-year term. In the wake of projected HUD budget cuts, we believe this is the most prudent use of resources.

Equity pricing is based on the preliminary commitment from Wells Fargo for federal and state tax credit equity and believed to be reflective of current market pricing.

IV. DCA COMMENTS - DCA USE ONLY

PART FOUR - USES OF FUNDS - 2017-028 Tindall Fields II, Macon, Bibb 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				8,000	8,000				
Market Study				10,000	10,000				
Environmental Report(s)				10,000	10,000				
Soil Borings				5,000	5,000				
Boundary and Topographical Survey				8,000	8,000				
Zoning/Site Plan Fees				5,000	5,000				
Other: Construction Cost Estimate				7,500	7,500				
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	53,500	-	-	-	
ACQUISITION					ACQUISITION				
Land									
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	-	-	-	-	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	101,133		500,000	450,000			50,000	
Site Construction (Off-site)									
				Subtotal	450,000	-	-	50,000	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				7,850,000	7,850,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	7,850,000	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		501,000	501,000				
Builder Overhead	6.000%	501,000	6.000%	167,000	167,000				
General Requirements*	2.000%	167,000	2.000%	501,000	501,000				
	6.000%	501,000	6.000%						
*See QAP: General Requirements policy	14.000%	1,169,000		Subtotal	1,169,000	-	-	-	
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:		146,446.15 per Res'l unit	146,446.15 per unit	116.38 per total sq ft			
9,519,000.00				116.38 per Res'l unit SF	116.38 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			4.99%	474,525	474,525				

PART FOUR - USES OF FUNDS - 2017-028 Tindall Fields II, Macon, Bibb County

I. DEVELOPMENT BUDGET (cont'd)

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	15,000	15,000			
Construction Loan Interest	18,070	15,000			3,070
Construction Legal Fees	20,000	20,000			
Construction Period Inspection Fees	5,000	5,000			
Construction Period Real Estate Tax	5,000	5,000			
Construction Insurance	21,225	21,225			
Title and Recording Fees	10,000	10,000			
Payment and Performance bonds	46,000	46,000			
Other: Georgia Power Installation	5,000	5,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	145,295	142,225	-	-	3,070
PROFESSIONAL SERVICES					
Architectural Fee - Design	224,000	224,000			
Architectural Fee - Supervision	56,000	56,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	5,700	5,700			
Accessibility Inspections and Plan Review	6,300	6,300			
Construction Materials Testing	20,000	20,000			
Engineering	60,000	60,000			
Real Estate Attorney	125,000	50,000			75,000
Accounting	20,000	20,000			
As-Built Survey	5,000	5,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	542,000	467,000	-	-	75,000
LOCAL GOVERNMENT FEES Avg per unit: 1,748					
Building Permits	30,000	30,000			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	45,600	45,600			
Sewer Tap Fees waived? <input type="text" value="No"/>	38,000	38,000			
Subtotal	113,600	113,600	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
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	-	-	-	-	-

PART FOUR - USES OF FUNDS - 2017-028 Tindall Fields II, Macon, Bibb 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)		5,500				5,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	70,149	70,150				70,150
LIHTC Compliance Monitoring Fee	75,800	75,800				75,800
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	155,450				155,450
		EQUITY COSTS				
Partnership Organization Fees		25,000				25,000
Tax Credit Legal Opinion		20,000				20,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	45,000				45,000
		DEVELOPER'S FEE				
Developer's Overhead	20.000%	300,000	300,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,200,000	1,200,000			
	Subtotal	1,500,000	1,500,000	-	-	-
		START-UP AND RESERVES				
Marketing		2,500				2,500
Rent-Up Reserves	74,978	74,978				74,978
Operating Deficit Reserve:	176,478	176,478				176,478
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,462	95,000	95,000			
Other: Security Systems		36,363	36,363			
	Subtotal	385,319	131,363	-	-	253,956
		OTHER COSTS				
Relocation						
Other: File Compliance Reviews		3,000				3,000
	Subtotal	3,000	-	-	-	3,000
TOTAL DEVELOPMENT COST (TDC)		12,936,689	12,351,213	-	-	585,476
Average TDC Per:	Unit:	199,025.98	Square Foot:	158.16		

PART FOUR - USES OF FUNDS - 2017-028 Tindall Fields II, Macon, Bibb County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Eligible Basis Calculation

Total Basis	12,351,213	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,351,213	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: DDA/QCT	130.00%		
Adjusted Eligible Basis	16,056,577	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	16,056,577	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,445,092	0	0
Total Basis Method Tax Credit Calculation	1,445,092		

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

13,013,482	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig		
12,936,689						
650,000						
12,286,689						
/ 10						
1,228,669						
1.4000	=	Federal	0.8500	+	State	0.5500
877,621						
877,621						
876,868						
876,868						

PART FOUR - USES OF FUNDS - 2017-028 Tindall Fields II, Macon, Bibb County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Since we will have a ground lease with the Macon Housing Authority, there is no land acquisition costs.

Professional fees and similar costs are based on our historical experience.

Construction interest is determined on a 24-month basis assuming an average 50% of the loan amount being drawn down throughout the term.

Construction hard costs are based on current market conditions and supported by our construction cost estimator.

PART FOUR (b) - OTHER COSTS - 2017-028 - Tindall Fields II - Macon - Bibb, 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 Construction Cost Estimate Total Cost <input type="text" value="7,500"/> Total Basis <input type="text" value="7,500"/>	This line item is for a third-party estimate and analysis of construction hard costs. As an instrumentality of a local public housing authority, the developer is bound by federal procurement rules and therefore the general contractor will not be selected until notification of tax credit award. Desirous of a reasonable estimate of the total construction costs, the developer retained a private contractor to provide this estimate.	As this item pertains to the design and construction of buildings used for affordable rental housing units under Section 42 of the Internal Revenue Code, it is capitalizable and properly included in eligible basis.
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		

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

Georgia Power Installation

This line item is for the installation of electrical infrastructure specifically for lighting on the property, paid to Georgia Power Company.

As this cost is properly depreciable with the buildings and related infrastructure, it is able to be included in eligible basis.

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

START-UP AND RESERVES

Security Systems

This line item is for the cost for installation of security systems, paid under separate contract to a security company independent of the general contractor, and paid directly by the partnership.

This item is part of the depreciable property that is part of the residential building and inures to the benefit of the residents. As such, it is includable in eligible basis.

Total Cost Total Basis

OTHER COSTS

File Compliance Reviews

This cost is for a third-party consultant to review first-year tenant files to ensure compliance with applicable PBV and tax credit regulations.

As this cost pertains to post-construction/lease-up and operational activities, it is not included in eligible basis.

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-028 Tindall Fields II, Macon, Bibb 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

Macon Housing Authority		
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 Heat Pump	X				13	16		
Cooking	Electric	X				12	13		
Hot Water	Electric	X				23	36		
Air Conditioning	Electric	X				20	25		
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X				34	39		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X				43	61		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	0	145	190	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

MHA Utility Allowances (UAs) are used because of the MHA project-based vouchers. As there is only one "Multifamily (MF)" UA designation under this program, the one "MF" schedule applies to all unit/building types.

DCA COMMENTS

II. UNIT SUMMARY

Units:

NOTE TO APPLICANTS: If the numbers compiled in this Summary do not appear to match what was entered in the Rent Chart above, please verify that all applicable columns were completed in the rows used in the Rent Chart above.

Low-Income
 60% AMI
 50% AMI
 Total

Unrestricted
 Total Residential
 Common Space
 Total

PBRA-Assisted
 (included in LI above)

PHA Operating Subsidy-Assisted
 (included in LI above)

Type of Construction Activity

New Construction
 Low Inc
 Unrestricted
 Total + CS

Acq/Rehab
 Low Inc
 Unrestricted
 Total + CS

Substantial Rehab Only
 Low Inc
 Unrestricted
 Total + CS

Adaptive Reuse
 Historic Adaptive Reuse

Historic

Building Type: Multifamily
 (for **Utility Allowance** and other purposes)

SF Detached

Townhome

Duplex

Manufactured home

Efficiency	1BR	2BR	3BR	4BR	Total
0	0	34	15	0	49
0	0	11	5	0	16
0	0	45	20	0	65
0	0	0	0	0	0
0	0	45	20	0	65
0	0	0	0	0	0
0	0	45	20	0	65
0	0	0	0	0	0
0	0	11	5	0	16
0	0	11	5	0	16
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	45	20	0	65
0	0	0	0	0	0
0	0	45	20	0	65
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
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	8	2	0	10
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	8	2	0	10
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
0	0	11	10	0	21
0	0	0	0	0	0
0	0	26	8	0	34
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

(Includes inc-restr mgr units)
 (no rent charged)

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

Historic
Historic
Historic
Historic

0	0	26	8	0	34
0	0	0	0	0	0
0	0	11	10	0	21
0	0	0	0	0	0
0	0	8	2	0	10
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI
50% AMI
Total

0	0	39,625	22,040	0	61,665
0	0	12,816	7,313	0	20,129
0	0	52,441	29,353	0	81,794
0	0	0	0	0	0
0	0	52,441	29,353	0	81,794
0	0	0	0	0	0
0	0	52,441	29,353	0	81,794

Unrestricted
Total Residential
Common Space
Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

9,079

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	42,000
Maintenance Salaries & Benefits	35,000
Support Services Salaries & Benefits	5,000
Other (describe here)	
Subtotal	82,000

On-Site Office Costs

Office Supplies & Postage	2,500
Telephone	12,500
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	10,000
Other (describe here)	
Subtotal	25,000

Maintenance Expenses

Contracted Repairs	5,000
General Repairs	15,000
Grounds Maintenance	15,000
Extermination	4,500
Maintenance Supplies	5,000
Elevator Maintenance	
Redecorating	5,000
Appliance Services	1,500
Subtotal	51,000

On-Site Security

Contracted Guard	10,000
Electronic Alarm System	7,500
Subtotal	17,500

Professional Services

Legal	3,000
Accounting	10,000
Advertising	1,000
Training	750
Subtotal	14,750

Utilities (Avg\$/mth/unit)

Electricity	21	16,500
Natural Gas	0	
Water&Swr	13	10,000
Trash Collection		10,000
Other (describe here)		
Subtotal		36,500

Taxes and Insurance

Real Estate Taxes (Gross)*	26,297
Insurance**	19,566
Other (describe here)	
Subtotal	45,863

Management Fee:

	27,300
451.61	Average per unit per year
37.63	Average per unit per month

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

TOTAL OPERATING EXPENSES **299,913**

Average per unit 4,614.05
Total OE Required 260,000

Replacement Reserve (RR) **22,030**

Proposed average RR/unit amount:	339	
<i>Minimum Replacement Reserve Calculation</i>		
Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	31 units x \$250 =	7,750
SF or Duplex	34 units x \$420 =	14,280
Historic Rbh	0 units x \$420 =	0
Totals	65	22,030

TOTAL ANNUAL EXPENSES **321,943**

V. APPLICANT COMMENTS AND CLARIFICATIONS

•Property taxes & Insurance were provided by the relevant parties; Tax Assessor's office & Insurance Agent. Please see Tab 1.
 •MHA is providing Project Based Vouchers for 16 of the 65 units. Rents can therefore exceed the Gross Rent Limit (GRL) if there is a PBRA contract for 10 years or more, per Pg 24 of the Core App. instructions. Our PBRA contract with the MHA is for 20 years, per Tabs 01-03-01 and 25-01. Therefore, the GRL shown are based on the lesser of a) the 2016 FMRs for Macon-Bibb County times 110% minus the Utility Allowance, or b) market rents (the Section 8 "rent reasonableness test".) This is the maximum rent for PBV units in Qualified Census Tracts, per the Project Based Voucher program Final Rule, 24 CFR 983.301(b). The Novogradac Rent Letter dated April 25, 2017 (Tab 5) established the market rents ("rent reasonableness") at \$675 and \$800 for the 2 and 3 BR units, respectively. Therefore, MHA had to adjust the Novogradac market rent of \$675 downward to the PBV formula rent of \$630 for the 2 BR units. For the 3 BR units, the market rent of \$800 is lower than the PBV formula rent of \$841. Please see the recent MHA "approved rents letter", Tab 01-02-01.
 •We are using the 2016 FMRs but the 2017 MHA Utility Allowances since those Allowances were in effect on January 1, 2017.
 •Water and sewer costs will be paid by the residents. The water cost shown is for office, common area usage, etc.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-028 Tindall Fields II, Macon, Bibb 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)	12,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.90%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.34%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	27,300
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	453,960	463,039	472,300	481,746	491,381	501,209	511,233	521,457	531,886	542,524
Ancillary Income	9,079	9,261	9,446	9,635	9,828	10,024	10,225	10,429	10,638	10,850
Vacancy	(32,413)	(33,061)	(33,722)	(34,397)	(35,085)	(35,786)	(36,502)	(37,232)	(37,977)	(38,736)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(272,613)	(280,791)	(289,215)	(297,892)	(306,828)	(316,033)	(325,514)	(335,280)	(345,338)	(355,698)
Property Mgmt	(27,300)	(28,119)	(28,963)	(29,831)	(30,726)	(31,648)	(32,598)	(33,576)	(34,583)	(35,620)
Reserves	(22,030)	(22,691)	(23,372)	(24,073)	(24,795)	(25,539)	(26,305)	(27,094)	(27,907)	(28,744)
NOI	108,683	107,638	106,474	105,189	103,775	102,226	100,538	98,705	96,720	94,576
Mortgage A	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)
Cash Flow	43,140	42,094	40,930	39,645	38,231	36,683	34,994	33,161	31,176	29,032
DCR Mortgage A	2.05	2.03	2.01	1.98	1.96	1.93	1.90	1.86	1.82	1.78
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	2.05	2.03	2.01	1.98	1.96	1.93	1.90	1.86	1.82	1.78
Oper Exp Coverage Ratio	1.34	1.32	1.31	1.30	1.29	1.27	1.26	1.25	1.24	1.23
Mortgage A Balance	614,577	578,157	540,711	502,210	462,626	421,927	380,082	337,059	292,825	247,345
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-028 Tindall Fields II, Macon, Bibb 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)	12,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.90%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.34%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	27,300
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	553,375	564,442	575,731	587,246	598,991	610,970	623,190	635,654	648,367	661,334
Ancillary Income	11,067	11,289	11,515	11,745	11,980	12,219	12,464	12,713	12,967	13,227
Vacancy	(39,511)	(40,301)	(41,107)	(41,929)	(42,768)	(43,623)	(44,496)	(45,386)	(46,293)	(47,219)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(366,369)	(377,360)	(388,681)	(400,341)	(412,352)	(424,722)	(437,464)	(450,588)	(464,105)	(478,029)
Property Mgmt	(36,689)	(37,790)	(38,923)	(40,091)	(41,294)	(42,533)	(43,808)	(45,123)	(46,476)	(47,871)
Reserves	(29,606)	(30,495)	(31,410)	(32,352)	(33,322)	(34,322)	(35,352)	(36,412)	(37,505)	(38,630)
NOI	92,267	89,785	87,125	84,277	81,234	77,989	74,534	70,858	66,955	62,812
Mortgage A	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)
Cash Flow	26,723	24,241	21,581	18,733	15,691	12,445	8,990	5,314	1,411	(2,732)
DCR Mortgage A	1.74	1.69	1.64	1.59	1.53	1.47	1.41	1.34	1.26	1.18
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.74	1.69	1.64	1.59	1.53	1.47	1.41	1.34	1.26	1.18
Oper Exp Coverage Ratio	1.21	1.20	1.19	1.18	1.17	1.16	1.14	1.13	1.12	1.11
Mortgage A Balance	200,584	152,507	103,076	52,254	(0)	(53,725)	(108,963)	(165,756)	(224,148)	(284,184)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-028 Tindall Fields II, Macon, Bibb 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)	12,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.90%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.34%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	27,300
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	674,561	688,052	701,813	715,849	730,166	744,769	759,665	774,858	790,355	806,162
Ancillary Income	13,491	13,761	14,036	14,317	14,603	14,895	15,193	15,497	15,807	16,123
Vacancy	(48,164)	(49,127)	(50,109)	(51,112)	(52,134)	(53,177)	(54,240)	(55,325)	(56,431)	(57,560)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(492,369)	(507,140)	(522,355)	(538,025)	(554,166)	(570,791)	(587,915)	(605,552)	(623,719)	(642,430)
Property Mgmt	(49,307)	(50,786)	(52,310)	(53,879)	(55,495)	(57,160)	(58,875)	(60,641)	(62,460)	(64,334)
Reserves	(39,789)	(40,982)	(42,212)	(43,478)	(44,782)	(46,126)	(47,510)	(48,935)	(50,403)	(51,915)
NOI	58,423	53,777	48,863	43,672	38,192	32,411	26,319	19,902	13,149	6,046
Mortgage A	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)
Cash Flow	(7,121)	(11,767)	(16,681)	(21,872)	(27,352)	(33,133)	(39,225)	(45,642)	(52,395)	(59,498)
DCR Mortgage A	1.10	1.01	0.92	0.82	0.72	0.61	0.50	0.38	0.25	0.11
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.10	1.01	0.92	0.82	0.72	0.61	0.50	0.38	0.25	0.11
Oper Exp Coverage Ratio	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03	1.02	1.01
Mortgage A Balance	(345,911)	(409,376)	(474,628)	(541,717)	(610,695)	(681,615)	(754,533)	(829,503)	(906,584)	(985,836)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-028 Tindall Fields II, Macon, Bibb 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)	12,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.90%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.34%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	27,300
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	822,286	838,731	855,506	872,616	890,068
Ancillary Income	16,446	16,775	17,110	17,452	17,801
Vacancy	(58,711)	(59,885)	(61,083)	(62,305)	(63,551)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(661,703)	(681,554)	(702,001)	(723,061)	(744,753)
Property Mgmt	(66,264)	(68,252)	(70,300)	(72,409)	(74,581)
Reserves	(53,473)	(55,077)	(56,729)	(58,431)	(60,184)
NOI	(1,420)	(9,263)	(17,497)	(26,137)	(35,199)
Mortgage A	(53,044)	(53,044)	(53,044)	(53,044)	(53,044)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(12,500)	(12,500)	(12,500)	(12,500)	(12,500)
Cash Flow	(66,964)	(74,806)	(83,041)	(91,681)	(100,743)
DCR Mortgage A	(0.03)	(0.17)	(0.33)	(0.49)	(0.66)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	(0.03)	(0.17)	(0.33)	(0.49)	(0.66)
Oper Exp Coverage Ratio	1.00	0.99	0.98	0.97	0.96
Mortgage A Balance	(1,067,319)	(1,151,097)	(1,237,233)	(1,325,795)	(1,416,850)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-028 Tindall Fields II, Macon, Bibb 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)	12,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.90%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.34%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	27,300
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

<p>Asset management fees of \$12,500 per year, escalating at 3% per year, as prescribed in the preliminary commitment letter from Wells Fargo. As Wells Fargo proposes to serve as both the federal and state tax credit investor, the asset management fee covers both functions.</p> <p>In the first year, the management fee is \$37.63 per unit per month based on occupied units which is typical for a MHA managed property.</p>	
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PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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.)
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20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

We meet Threshold approval for the following reasons: a) there are no pending "under consideration" issues where there are any pending funding commitments; b) our development and operating costs are reasonable as documented in the Core Application Parts IV and V; c) our equity pricing reflects current market conditions at \$1.40 for federal and state equity combined; and d) our rent structure includes Section 8 Project Based Voucher rents and these rents have been approved by the Macon Housing Authority (MHA) at Tab 01-02-01.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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.

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.

		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	122,484 x 0 units = 0	0	134,732 x 0 units = 0
	1 BR	1	160,449 x 0 units = 0	0	176,493 x 0 units = 0
	2 BR	2	194,750 x 26 units = 5,063,500	0	214,225 x 0 units = 0
	3 BR	3	238,357 x 8 units = 1,906,856	0	262,192 x 0 units = 0
	4 BR	4	280,557 x 0 units = 0	0	308,612 x 0 units = 0
	<i>Subtotal</i>	<i>34</i>	<i>6,970,356</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	114,820 x 0 units = 0	0	126,302 x 0 units = 0
	1 BR	1	150,709 x 0 units = 0	0	165,779 x 0 units = 0
	2 BR	2	183,480 x 11 units = 2,018,280	0	201,828 x 0 units = 0
	3 BR	3	225,870 x 10 units = 2,258,700	0	248,457 x 0 units = 0
	4 BR	4	268,343 x 0 units = 0	0	295,177 x 0 units = 0
	<i>Subtotal</i>	<i>21</i>	<i>4,276,980</i>	<i>0</i>	<i>0</i>
Walkup	Efficiency	0	95,112 x 0 units = 0	0	104,623 x 0 units = 0
	1 BR	1	131,315 x 0 units = 0	0	144,446 x 0 units = 0
	2 BR	2	166,465 x 8 units = 1,331,720	0	183,111 x 0 units = 0
	3 BR	3	217,213 x 2 units = 434,426	0	238,934 x 0 units = 0
	4 BR	4	270,634 x 0 units = 0	0	297,697 x 0 units = 0
	<i>Subtotal</i>	<i>10</i>	<i>1,766,146</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	99,250 x 0 units = 0	0	109,175 x 0 units = 0
	1 BR	1	138,950 x 0 units = 0	0	152,845 x 0 units = 0
	2 BR	2	178,650 x 0 units = 0	0	196,515 x 0 units = 0
	3 BR	3	238,200 x 0 units = 0	0	262,020 x 0 units = 0
	4 BR	4	297,750 x 0 units = 0	0	327,525 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type		65	13,013,482	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Macon

Tot Development Costs:

12,936,689

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

3

Project Cost Limit (PCL)

13,013,482

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

DCA's Comments:

Threshold Justification per Applicant
We meet Threshold approval because the Tindall Fields development budget is within the HUD Total Development Cost limits. Tindall Fields II will have 65 units in 29 buildings. There are three building types, consisting of a mix of 17 semi-detached (duplex town home) buildings, 7 Row House (tri-plex town home) buildings, and 5 Walkup buildings.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

DCA's Comments:

Threshold Justification per Applicant
We meet Threshold approval because all the Tindall Fields II units are reserved for family tenancy.

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:

Social and recreational programs (movie nights, pot luck dinners, etc.)
Computer training, financial literacy, Safety classes, arts and crafts classes
First Choice Primary Care Healthy Housing program

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

Applicant Response	DCA USE
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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.

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. **N/A under this category although we have similar MOUs**

Threshold Justification per Applicant

DCA's Comments:

We meet Threshold approval because we commit to providing more than just the minimum number of DCA-required services. Although not required under this section, we have established MOAs with the River Edge Behavioral Health System (River Edge) and Disability Connections; these local agencies have agreed to provide a variety of supportive services for the residents as well as provide referrals for housing. Please see Tab 38-0202 and Tab 38-0203. In addition, we have secured letters of commitment (commitments, not "feel-good support letters") from ten other Macon agencies who have promised to provide a variety of services for the residents. Please see Tab 37-06 and Tab 34-01-10 for this documentation. Furthermore, we also have an MOU with First Choice Primary Care who will provide monthly health education and screenings along with other health-related services at no cost to our residents in full compliance with DCA's "Healthy Housing Initiatives." Please see Tab 40-02 for this documentation.

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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.

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.	Brendan Kelly, Novogradac & Co.	
B.	12 units/month for 5-6 mths to reach 93% occupancy	
C.	98.30%	
D.	1.66%	

Pass?

Project Nbr	Project Name
1	2014-052 A.L. Miller Village
2	2014-038 Hunt School Village

Project Nbr	Project Name
3	2015-037 Tindall Senior Towers
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

Threshold Justification per Applicant

We meet Threshold approval because the Novogradac Market Study at Tab 5 concludes on Page 77 that "...there is strong demand for the subject..." and on Page 86 in its final conclusion Novogradac states that "We believe that the Subject will be well received and (we) recommend the development as proposed..."

- Items A through E were completed by the Novogradac market analyst at our request, to make sure that these questions were answered correctly.
- 16 of the 65 units will receive Project Based Vouchers from MHA per Tab 01-02-01, Tab 25, and Tab 38-01.

E. Although there are three DCA tax credit projects in close proximity that were funded in 2014 & 2015, two of these are senior projects, and therefore do not capture the same market base as our family planned development.

DCA's Comments:

6 APPRAISALS

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?
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.	
B.	
1)	
2)	
3)	
4)	
C.	
D.	
1)	Yes
2)	
3)	

Threshold Justification per Applicant

We meet Threshold approval for Item 6-A because although there is a ground lease and this is not a sale, there is an identity of interest between MHA (the ground lessor) and In-Fill Housing II, Inc., its non-profit affiliate, as lessee. Since a ground lease is being used to establish site control, no appraisal was obtained.
For 6 D.1: The property was rezoned in October 2009, per Macon Bibb Planning & Zoning report

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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.

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

A. **Geotechnical & Environmental Consultants, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Geotechnical & Environmental Consultants, Inc.**

2) **63.7**

Roadway (Little Richard Penniman Blvd and Railway (Norfolk Southern))

D. Is the subject property located in a:

D.

- 1) Brownfield?
- 2) 100 year flood plain / floodway?
If "Yes":
 - a) Percentage of site that is within a floodplain:
 - b) Will any development occur in the floodplain?
 - c) Is documentation provided as per Threshold criteria?
- 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?

1) **No**

2) **No**

a)

b)

c)

3) **No**

a)

b)

c)

4) **No**

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

- 1) Lead-based paint?

Yes	
No	
No	
No	
- 2) Noise?

No	
No	
No	
No	
- 3) Water leaks?

No	
No	
No	
No	
- 4) Lead in water?

No	
No	
No	
No	
- 5) Endangered species?

No	
Yes	
No	
Yes	
- 6) Historic designation?

No	
Yes	
No	
Yes	
- 7) Vapor intrusion?

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

No	
Yes	
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:

N/A

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

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

1) **No**

2) **Yes**

3) **Yes**

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

G. **N/A**

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

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

H. **Minority concentration** <<Select>>

I. List all contiguous Census Tracts:

I. 106,114,115,127,104

J. Is Contract Addendum included in Application?

J. **No**

Threshold Justification per Applicant

We meet Threshold approval for Item E-6 because MHA has received both SHPO and HUD approval to proceed with the redevelopment of Tindall Heights; we have also received SHPO's specific approval of the site plan and building elevations for this third phase; please see Tab 7-03 toward the end of the HOME/HUD Questionnaire. For Item E-8, the asbestos abatement is nearing completion and this work is being successfully managed by MHA with GEC as MHA's third-party monitoring agent. Please see Tab 44 for documentation showing that MHA has accepted responsibility for all abatement activity.

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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 EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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.

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?** Expiration Date: 9/1/20
- B. Form of site control: B. **Ground lease/Option**
- C. Name of Entity with site control: C. **In-Fill Housing II, Inc./Partnership**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

Threshold Justification per Applicant

We meet Threshold approval because the applicant, Tindall Partners III, LP has site control past November 30, 2017 through an Assignment of an Option to Lease between In-Fill Housing II, Inc. and MHA. Please see Tab 8-01 for all related documents.
 8-D: The owner/ground lessor, MHA, is related to and affiliated with but does not control In-Fill Housing II, (In-Fill) the lessee. In-Fill has in turn assigned the Option to Lease to the Partnership, which it controls. The ground lease will be for a minimum of 55 years.

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

We meet Threshold approval because our site entrance will be from Plant Street, an existing and legally accessible paved street. The documentation for this includes our architect's Conceptual Site Plan, and his "site access letter", at Tab 9-01.

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)	Yes	
D.	Yes	
E.	Yes	

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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.

We meet Threshold approval because zoning for Tindall Fields II conforms to all DCA and local requirements listed above. This documentation is located at Tab 10-01. For Item C-5, the "HUD funds" noted is actually the MHA allocation of Section 8 Project Based Vouchers.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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.

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:
Threshold Justification per Applicant

- 1) Gas
- 2) Electric

N/A
Georgia Power

Pass?

1)	
2)	Yes

Gas is N/A because Tindall Fields II will be all-electric. We meet Threshold approval because the "will serve" letter from Georgia Power Company is provided at Tab 11-01.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

Pass?

A1)	No
A2)	
B1)	Yes
B2)	Yes

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

- 1) Public water
- 2) Public sewer

Macon Water Authority
Macon Water Authority

Threshold Justification per Applicant

We meet Threshold approval because the "will serve" letter from the Macon Water Authority filed at Tab 12-01 indicates that water and sewer is available for the site, with sufficient capacity. Public water and sewer have served the Tindall Heights site since 1940.

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

A.	Yes
	Agree
B.	Agree

A1)	Building
A2)	Gazebo If "Other", explain here
A3)	On-site laundry

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

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Equipped Computer Center		
2) Equipped Fitness Center		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approved?
3) Furnished Arts & Crafts/Activity Room		
4) Equipped Walking Path with Benches		

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

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

C.	Agree
1)	Yes
2)	Yes
3)	Yes
4)	Yes
5)	Yes
6a)	Yes
6b)	
D.	
1)	
2)	
3a)	
3b)	

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 - 2017-028 Tindall Fields II, Macon, Bibb 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.

We meet Threshold approval for all site and unit amenities because we agree to comply with all the DCA requirements noted above; reference is made to our Conceptual Site Plan at Tab 15-01 showing the specific amenities as supporting documentation. Please note that we have DCA's permission for the Community Center that is being built as part of Tindall Fields I to serve not only that phase but also this Phase and future Phase 4 (please see Tab 13-01 for this documentation). Since the total number of units for these three phases will be 194 units, we list four amenities above. However, please note that we will also have a Wellness Room as a fifth amenity; this Wellness Room will be provided in full compliance with the DCA amenities as part of our Healthy Housing Initiative. Please see Tab 40-02-02 for this documentation, which includes a layout of the Community Building and our architect's letter confirming full compliance with DCA requirements. This is to further confirm that our first phase, Tindall Seniors Towers (DCA 15-037), has separate community facilities exclusively for those residents.

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

- A. Type of rehab (choose one):
- B. Date of Physical Needs Assessment (PNA):
Name of consultant preparing PNA:
Is 20-year replacement reserve study included?
- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?
Name of qualified BPI Building Analyst or equivalent professional:
- D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced:
DCA Rehabilitation Work Scope form referenced above clearly addresses:
 1. All immediate needs identified in the PNA.
 2. All application threshold and scoring requirements
 3. All applicable architectural and accessibility standards.
 4. All remediation issues identified in the Phase I Environmental Site Assessment.
- E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

A.	<<Select>>	<<Select>>
B.		
C.		
D.		
1)		
2)		
3)		
4)		
E.		

Threshold Justification per Applicant

This section is N/A since Tindall Fields II is new construction.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

- A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?
Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?
- B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?
- C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?
Site Map delineates the approximate location point of each photo?
- D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

A.	Yes	
	Yes	
B.	Yes	
C.	Yes	
	Yes	
D.	Yes	

Threshold Justification per Applicant

A: please see Tab 15-01 for this information. We meet Threshold approval because we have included all the DCA-required information on the Existing Conditions and Conceptual Site Plans; we have also added an additional site plan depicting all four phases of the Redevelopment Plan for contextual purposes only. The DCA Cover Sheet is also included and this is actually on two pages due to the amount of information requested. A topo survey has also been obtained for the entire four-phase Tindall site and is available upon request. We have submitted our documentation for Items 15-B, C, and D at Tabs 15-02, 15-03 and 15-04, respectively.

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

Applicant Response	DCA USE
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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.

- A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?
- B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

A.	Agree
B.	Agree

Threshold Justification per Applicant

We meet Threshold approval because the Partnership, In-Fill Housing II, Inc., the A/E team and our sustainability consultant, Synergy Home Advantage, are all very familiar with these DCA requirements and we agree to fully comply with them, as we have with all our 16 other completed properties.

DCA's Comments:

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PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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.

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- 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?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	4	4	5%
1) b. Roll-In Showers	4	2	40%
2) Sight / Hearing Impaired	2	2	2%

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	

The DCA qualified consultant will perform the following: Name of Accessibility Consultant **Zeffert & Associates, Inc.**

- 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.

Threshold Justification per Applicant

We meet Threshold approval because the owner and developer entities, the A/E team and the DCA-qualified accessibility consultant are all very familiar with these accessibility requirements, and we agree to fully comply with them. We will contract with Zeffert & Associates, Inc. for the required plan reviews, training and construction monitoring inspections. Zeffert is also our third-party inspector for Tindall Seniors Towers (DCA 15-037) and Tindall Fields II (DCA 16-043).

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

Applicant Response	DCA USE
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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.

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?

Pass?	
No	
Yes	

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.

A.		
----	--	--

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

B.		
1)	Yes	

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

2)	Yes	
----	-----	--

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)

C.		
1)		
2)		

Threshold Justification per Applicant

We meet Threshold approval because the Partnership, In-Fill Housing II, Inc. and the A/E team are all very familiar with these requirements and we agree to fully comply with the standard design options requirements under this section. Please see Tab 15-01 where the two options selected are noted on the Conceptual Site Plan.

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):

Pass?	
A.	Yes
B.	Yes
C.	No
D.	No

F. DCA Final Determination

- E.
- F.

Threshold Justification per Applicant

We meet Threshold approval because In-Fill Housing II, Inc. submitted a Pre-Application on March 9, 2017 and received a Qualification Determination letter from DCA dated April 26, 2017. Please see the supporting documentation at Tab 19-01. Pursuant to the 2017 "Housing Finance and Development Notice #25" no other information was required at this Tab.

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.	Yes
B.	No
C.	Yes

Threshold Justification per Applicant

We meet Threshold approval since we submitted a Pre-Application on March 9, 2017 and received a Qualification Determination letter from DCA dated April 26, 2017. Please see the supporting documentation at Tab 19-01. There have been no changes in the Project Team since then.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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.

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?

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

D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

- 1) Number of Over Income Tenants
- 2) Number of Rent Burdened Tenants
- 3) Number of Vacancies
- 4) Number of Down units
- 5) Number of Displaced Tenants

E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

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

Threshold Justification per Applicant

We meet Threshold approval as this Tab is N/A and we have submitted the DCA Site Relocation Survey form at Tab 24-01 as required. As part of its role in the redevelopment of the former Tindall Heights public housing, MHA assumed full responsibility for the relocation of the Tindall residents; all relocation was completed in 2016 outside the scope of this application. As noted on the DCA Survey form, nearly all the 55 buildings have been demolished; only seven remain as of May 25, 2017.

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

We meet Threshold approval because the Partnership, In-Fill Housing, Inc., and MHA (our management company) agree to prepare and submit an AFFH Marketing Plan in full compliance with all Fair Housing requirements. In-Fill Housing and MHA have a long history of fully supporting all Fair Housing requirements and "we agree" to Items A through H above. Although not required, for supporting documentation we offer our signed MOAs with the River Edge Behavioral Health Center (the community mental health services agency for middle Georgia) and Disability Connections, Inc. (the Independent Living Center for middle Georgia.) Please see Tab 38-0202 and Tab 38-0203. Furthermore, MHA has secured ALL HUD approvals necessary to implement the admissions preference for the Settlement Agreement population; please see Tab 38-02 for this documentation

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

PART EIGHT - THRESHOLD CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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

We meet Threshold approval for the optimal use of resources for three reasons. First, we have a written commitment from MHA, originally dating from 2015 but recently updated for this application, that confirms MHA's continued payment for the full cost of relocation, asbestos remediation, demolition and rough site work. In 2015, MHA pledged to give our owner/developer team a "green field" for the development of Tindall Seniors Towers (DCA 15-037), Tindall Fields I DCA 16-043), Tindall Fields II (this application) and Tindall Fields III (future phase). The estimated cost of this MHA commitment now exceeds \$2.4 million, thereby reducing the amount of the development budget by \$600,000 per phase, on average. Please see Tab 44-01 for this documentation. Second, MHA has committed to making a construction and permanent loan to the Partnership of \$650,000, thereby reducing the need for credits even further. Please see Tab 36-01-01 for this documentation. Third, our request to DCA to build one community center for Tindall Phases 2, 3 and 4, and DCA's approval, will save hundreds of thousands of dollars by eliminating the needless redundancy of two additional community centers. Please see Tab 13-01 for that documentation; this is an estimated savings in development costs of approximately \$500,000 for this Phase only.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	3	20
		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: **65**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

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

B. Deeper Targeting through New PBRA Contracts

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs: **16**
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

Nbr of PBRA Residential Units:

16	
----	--

24.62%	0.00%
0	0

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

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

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

Scoring Justification per Applicant

13	13	0
	Yes	
12	12	
1	1	
various		

We believe that we qualify for the maximum points for this scoring section because there are 17 desirable activities within a two-mile driving or walking distance of Tindall Fields II. Our civil engineer and A/E team determined the Geocoordinates for the planned site access entrance at the intersection of Plant Street and the future Tindall Avenue. Since there is no physical address to start the beginning point, we have used on-line mapping and DeLorme software to measure each distance to our selected desirable activities. Please see Tab 15-01, Site Plan, where the Geocoordinates are noted.

There are no undesirable sites within the ¼ mile radius although several houses within the neighborhood are older homes and show varying degrees of deterioration. However, the Novogradac Market Study indicates on Page 16 at Tab 5 that: "During our site inspection, we observed a few vacant single family homes in the Subject's neighborhood. We do not believe that these vacant structures will negatively impact the performance of the Subject."

We must also note that of the 55 original Tindall Heights buildings, 48 of them have been demolished and only 7 remain. One of those 7 remaining buildings is on the Tindall Fields II site and is the former MHA public housing site office. The other six buildings are located on the site of future Phase 4. All 7 of these buildings will be razed by July 31, 2017 but at the moment we must note these as "vacant buildings".

We also have three desirable activities within the ½ mile walking distance (all accessed by paved sidewalks and crosswalks) for the 1 bonus point. These are the Buck Melton Center, Ingram Pye Elementary School, and Mattie Smith Park.

There are also new restaurants and a hotel that have just recently opened as part of the adjacent new Mercer University development (Papa John's Pizza, Mama Goldberg's Deli, and Marriott Hotel). These desirables are not included on the DCA form, as we believe that we fully qualify for all DCA desirable points without them.

We also believe that we have properly completed all the DCA Desirable Activities forms at Tab 26 in full compliance with the QAP Scoring Section III and therefore qualify for all 13 points in this section.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
TOTALS:	92	66 20



4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

6	3	0
----------	----------	----------

Evaluation Criteria

Competitive Pool chosen: Flexible

	Applicant Agrees?	DCA Agrees?
Yes		
Yes		
Yes		
Yes		

- All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 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.
- The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.
- Transportation service is being publicized to the general public.

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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

We believe that we qualify for points for this scoring section because the access by public sidewalks along Plant Street is already in place to the two existing transit stops located at the intersection of Plant Street and Felton Avenue. The distances to these two bus stops are only 192' and 265'. Please see the aerial map documenting this at Tab 27-02. For Tab 27-02-05, we show the architect's Conceptual Site Plan along with his letter confirming the presence of on-site PPW's.

DCA's Comments:

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

Macon Transit Authority	478-803-2505
https://www.mta-mac.com/schedules.html	
<< Enter specific URL/webpage showing established <u>routes</u> from transit agency website (if different) here >>	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

B. Source of opinion 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

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily
Flexible

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

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

Date of Course	2/14/17	Mark Strickland	In-Fill Housing, Inc.	Yes
Date of Course	3/3/17	Anthony Hayes	In-Fill Housing, Inc.	

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

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

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

Yes	

A. Sustainable Communities Certification

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

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:

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

<<Enter LEED AP's Name here>> <<Enter LEED AP 's Company Name here>>

2	A.	Yes/No	Yes/No

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	66	20
		Yes/No	Yes/No
1.		Yes	
2.		Yes	
3.		Yes	
1 B.	1	Yes	
3 C.	3	Yes/No	Yes/No
1.		N/a	
1 D.	1	1	0
1.		Yes	
2.		N/a	
3.		N/a	

Commitments for Building Certification:

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

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

C. Exceptional Sustainable Building Certification

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

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

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

Scoring Justification per Applicant

We believe that we qualify for points for this scoring section for the following reasons. First, Anthony Hayes and Mark Strickland attended the Southface online seminar titled "Green Building for Affordable Housing" on February 14, 2017 (Mark) and on March 3, 2017 (Anthony); Their Certificates of Participation are in Tab 29-03-02. In addition, for Section 6-B we will achieve EarthCraft multifamily certification, as indicated by the worksheet at Tab 29-03. Our preliminary score is 140 as shown at Tab 29-03-01.

After submitting draft architectural plans to our qualified energy modeler (Ed Foskey with Synergy Home Advantage), he concluded that we were eligible for the point designated to the High Performance Building Design for having a worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index. The reports can be seen at Tab 29-05-01 & Tab 29-05-02.

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 & Competitive Pool chosen:	Flexible	3	0	
B.	1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):		Yes/No	Yes/No
	2. Less than <input type="text" value="< Select >"/> below Poverty level (see Income)	Actual Percent		
	3. Designated Middle or Upper Income level (see Demographics)	Designation:	<input type="text" value="<Select>"/>	
	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
		<input type="text" value="<Select>"/>	<input type="text" value="<Select>"/>	0
D. Mixed-Income Developments in Stable Communities	Market units: <input type="text" value="0"/> Total Units: <input type="text" value="65"/> Mkt Pct of Total: <input type="text" value="0.00%"/>	2	0	0

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	10	20
	10	0
	No	
	N/a	
	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		Yes	
b) Includes public input and engagement <u>during the planning stages</u> ?	Yes		Yes	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	Yes		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		Yes	
e) Discusses resources that will be utilized to implement the plan?	Yes		Yes	
f) Is included <i>in full</i> in the appropriate tab of the application binder?	Yes		Yes	

Website address (URL) of Revitalization Plan:

<http://www.maconbibb.us/urpamendments2017/>

Website address (URL) of Transformation Plan:

http://www.maconhousing.com/forms/2017_community_transformation_plan.pdf

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.)

ii.)

2

A.

Yes/No	Yes/No
i.)	
ii.)	

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

a)

b) <<Select Event 1 type>> <<Select Event 2 type>>

c) <<Select Entity 1 type>> <<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
Project is in a QCT? **Yes** Census Tract Number: **105**

1	1.		
1	2.		

Eligible Basis Adjustment: **DDA/QCT**

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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	Score Value	Self Score	DCA Score
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	In-Fill Housing II, Inc/Macon-Bibb Housing Authority	Website	www.infillhousing.net	Yes/No	Yes/No
Contact Name	Anthony Hayes	Direct Line	478.752.7736	Email	ahayes@maconhousing.com

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

CBO 1 Name	Boys & Girls Club of Central Georgia	Purpose:	The purpose of The Boys & Girls Club is to enable all young people, e	Letter of Support included?	
Community/neighborhd where partnership occurred	Macon	Website	www.bgccg.org		
Contact Name	Phillip Bryant	Direct Line	478.743.4153	Email	pbryant@bgccg.org
CBO 2 Name	Communities in Schools of Central Georgia	Purpose:	The purpose of Communities In Schools of Central Georgia (CIS) is to	Letter of Support included?	
Community/neighborhd where partnership occurred	Macon	Website	www.ciscg.org		
Contact Name	Taryn Collinworth	Direct Line	478.718.2099	Email	tcollinworth@cisgeorgia.org

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.

The Community Based Developer has made substantial philanthropic contributions to the many entities providing services at the Buck Melton Center. As a result of the ongoing in-kind donations from the CBD through deeply subsidized below market rents and waiver of operational expenses including all utilities, property management, maintenance, and custodial services since that time, several local non-profit agencies have been able to use their scarce resources traditionally allocated for rent and administrative overhead towards providing meaningful onsite services to the residents of the Tindall Fields neighborhood.

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? CTP pp 8-11

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

iii. CQB Name	United Way of Central Georgia	Website	www.unitedwaycg.com
Contact Name	Lynda Brown	Direct Line	478.719.8000
		Email	lbrown@unitedwaycg.com

2. Quality Transformation Plan

4

2.	4	
	Yes	

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

a) *Public and Private Engagement*

Tenancy: **Family**

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

i. Transformation Partner 1	Transportation svcs provider	Date of Public Meeting 1 between Partners	4.8.17
Org Name	Macon Transit Authority	Date(s) of publication of meeting notice	4.2.17 and 4.5.17
Website	www.mta-mac.com	Publication(s)	Macon Telegraph and Middle Georgia Informer
Contact Name	Richard L. Jones	Social Media	Flyers, letters and door to door campaign
Direct Line	478.803.2500	Mtg Locatn	Buck Melton Community Center
Email	rjones@mta-mac.com	Which Partners were present at Public Mtg 1 between Partners?	
Role	CEO		

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
TOTALS:	92	66
		20

ii. Transformation Partner 2	Local health provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partners	4/22/17
Org Name	Navicent Health		Date(s) of publication of meeting notice	4/16/17 and 4/19/17
Website	NavicentHealth.org		Publication(s)	Macon Telegraph
Contact Name	Elbert McQueen	Direct Line 478.633.1412	Social Media	Flyers, letters, door to door campaign
Email	mcqueen.elbert@navicenthealth.org		Mtg Locatn	Buck Melton Community Center
Role	Senior VP		Which Partners were present at Public Mtg 2 between Partners?	2 only
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			319
ii. Public Meetings			ii.	Yes
Meeting 1 Date	4/8/17		Dates: Mtg 2	4/22/17
Date(s) of publication of Meeting 1 notice	4/2/17 and 4/5/17		Mtg Notice Publication	4/16/17 and 4/19/17
Publication(s)	Macon Telegraph		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?	Yes
Social Media	flyers, letters, door-to-door campaign by Mercer students		Publication(s)	Macon Telegraph and Middle Georgia Informer
Meeting Location	Buck Melton Center		Social Media	Flyers
Copy(-ies) of published notices provided in application binder?	Yes		Mtg Locatn	Buck Melton Community Center
			Copy(-ies) of published notices provided in application binder?	Yes
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:				
i. Local Population Challenge 1	There is not enough affordable rental housing to meet the needs of the low income population			
Goal for increasing residents' access	Continue to apply for allocations of LIHTCs and develop Tindall Fields I, II and III to replace Tindall Heights public housing			
Solution and Who Implements	Receive allocations of LIHTCs in the Defined Neighborhood to be implemented by In-Fill Housing/Macon Housing Authority			
Goal for catalyzing neighborhood's access	Continue to apply for allocations of LIHTCs and develop Tindall Fields I, II and III to replace Tindall Heights public housing			
Solution and Who Implements	Receive allocations of LIHTCs in the Defined Neighborhood to be implemented by In-Fill Housing/Macon Housing Authority			
ii. Local Population Challenge 2	There is limited understanding of bus schedules, location of bus stops and insufficient number of bus shelters			
Goal for increasing residents' access	Improve information systems and add bus shelter upon completion of Tindall Fields II			
Solution and Who Implements	Macon Transit Authority			
Goal for catalyzing neighborhood's access	Enhance information available to Defined Neighborhood residents, add bus stops and mark them properly			
Solution and Who Implements	Macon Transit Authority's Train the Trainer Program to be implemented by MTA, MHA staff and other local volunteers			
iii. Local Population Challenge 3	Many diseases can be preventable or less severe with more timely and accessible health care			
Goal for increasing residents' access	Upon completion of Tindall Fields I, improve residents' knowledge of preventable diseases and better health practices			
Solution and Who Implements	Start a Healthy Housing Initiative at Tindall Fields Community Center with First Choice Primary Care			
Goal for catalyzing neighborhood's access	Health Care can become more available and approachable to Defined Neighborhood residents			
Solution and Who Implements	Navicent Health will recruit and train Peer Health Coaches leading to 150-225 people served by these Coaches by end of Year 2			
iv. Local Population Challenge 4	There is insufficient information about existing programs in the Defined Neighborhood			
Goal for increasing residents' access	Employ a trained referral specialist who can get the needed information to those who need it most			
Solution and Who Implements	Develop a better system of getting correct and timely information to neighborhood residents via United Way 211 program			
Goal for catalyzing neighborhood's access	Employ a trained referral specialist who can get the needed information to those who need it most			
Solution and Who Implements	Develop a better system of getting correct and timely information to neighborhood residents via United Way 211 program			
v. Local Population Challenge 5	One employment challenge is the lack of home computers with internet access for job seekers			
Goal for increasing residents' access	Tindall Fields residents will have 8 PCs at the Tindall Fields Community Bldg and In-Fill Housing will make sure training is made available for them			
Solution and Who Implements	MHA will install and maintain 8 computers at the Tindall Fields Community Bldg and will provide ongoing training and tech support			
Goal for catalyzing neighborhood's access	Provide additional computers to those in the Defined Neighborhood			
Solution and Who Implements	MHA will install and maintain 4 additional computers at the Buck Melton Center			

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	4	
	1	1.
	4	
	1	

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Family

Source	Griffith Family Foundation, Inc.			Bank Name	State Bank and Trust Company		
Contact	Travis B. Griffith	Direct Line	478.361.3763	Account Name	Community Transformation Plan/Ingram Pye		
Email	tgriffith@sppland.com			Bank Website	www.statebt.com		
Bank Contact	Wendy Grady	Direct Line	478.796.6272	Contact Email	wendy.grady@statebt.com		
Description of Use of Funds	\$45,000 of the \$50,000 will be used to fund the "Leader in Me" Program at Ingram Pye Elementary School. The remaining \$5000 will fund a financial literacy and middle school mentoring program. Please see Tab 31-04 for all required information.						
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.	<p>These funds support the Community Transformation Plan by increasing and enhancing the educational achievement and educational opportunities of the target area/Tindall Fields residents. The Leader in Me Program is based on the premise that every student possesses the unique strengths and abilities to be a leader. The program integrates leadership development into existing school programs and curricula and serves as a foundational operating system for the school, improving relationship between students and teachers, transforming culture, and motivating staff, teachers, and the students. The Leader in Me program has already been implemented in another Macon-Bibb County elementary school, Sonny Carter Elementary School ("Sonny Carter"), where the program is currently thriving in its second year. The implementation of the program at Sonny Carter has already resulted in significant decreases in discipline issues and has greatly improved the academic environment at the school.</p> <p>The financial literacy education program is an innovative concept created by the Partnership to disrupt poverty and equip students for academic success. The program is a collaboration between Mercer University, the Bibb County School District, Operation HOPE, Mid-South Federal Credit Union and Tindall Fields to establish community-based mentoring in Ballard Hudson Middle School for the middle school age children of Tindall Fields and a financial literacy curriculum at the Tindall Fields site for the parents and guardians. This is a multi-pronged approach to addressing a primary barrier to education and improving the lives of the residents of the Tindall Fields development.</p>						

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

2. Long-term Ground Lease

a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?	1	2.	1	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?			Yes	

3. Third-Party Capital Investment

Unrelated Third-Party Name	Mercer Univ/Macon-Bibb Co/Friends of Tattall Park			Competitive Pool chosen:	Flexible	2	3.	2	
Unrelated Third-Party Type	Foundation			Improvement Completion Date	Completed in 2016				
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	No								
Distance from proposed project site in miles, rounded up to the next tenth of a mile	0.5			miles					

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Score Value	Self Score	DCA Score
TOTALS: 92	66	20

Description of Investment or Funding Mechanism

Friends of Tattnall Square Park was founded in 2011 on the 98th anniversary of the first "Friends of" Group—the 1913 Tattnall Improvement Association—with the mission of shepherding the park, preserving the park, and fully restoring the park.

With the help of neighbors, volunteers, donors, and city-wide non-profit foundations, Friends of Tattnall Square Park ("FOTSP") spearheaded more than \$381,800 of fundraising from neighbors and private donors to improve Tattnall Square Park. The improvements were all completed after 2014. Then, the park was nearing blight status. Trees were in decline, the pavilion was rotting, lighting was unsightly, green garbage bins were frequently tipped over or missing, and the ground were unkempt. Fully half of the park needed sidewalks: two sides of the park along Oglethorpe and College lacked street-side sidewalks and prevented wheelchair, bicycle, and stroller access. Today, six sidewalks later, the park's former pathway system has been restored. All the improvements FOTSP made to Tattnall Square Park in the last three years alone are exclusive of Macon-Bibb County SPLOST funds and Mercer University contributions.

Macon Bibb County spent 2012 SPLOST (Special Purpose Local Option Sales Tax) funds in the amount of \$668,186 in capital improvements for the Tattnall Square Park Tennis Center. These improvements were made within the last three years and include: a complete renovation of the Pro Shop to include handicap accessible restrooms, demolition and replacement of ten (10) tennis courts which, included the creation of four (4) youth size courts to encourage instruction/play by area youth, new fencing and windscreens, new LED court lighting, new sidewalk connecting the Tennis Center to the rest of Tattnall Square Park, a new entrance into the Park's Tennis Center from College Street providing easy access for youth from Alexander II Elementary School to encourage tennis at the school, new landscaping coordinated with Friends of Tattnall Square Park to be consistent with their Master Plan. These improvements were begun in 2014 and concluded early 2016.

Mercer University funded \$657,457 in improvements to the Park through the restoration of the historic Tattnall Square Park Fountain and associated landscaping and hardscaping, other landscaping, hardscaping and irrigation to the Park entrances and roadways, and relocation of utility lines and added sidewalks, lighting, trees, and other improvements around the Park.

Description of Investment's Furtherance of Plan

Recreation, fitness, relaxation, social interaction, and neighborhood events are all features of a quality lifestyle and mark the quality of a healthy living environment. The Plan has focused on the needed elements to thrive today—employment, education, healthy lifestyles, and transportation—but the need for beauty in our midst is very important for the overall health of a neighborhood. This is evident by the inclusion of several important recreation milestones in the Macon Bibb URP. The improvement to Tattnall Square Park keeps it not only viable for generations to come, but just in time for the future residents of Tindall. The Park is beautiful, one of the very best now in Georgia, and why can't beautiful things be in reach of low and moderate income families? If the Park had not been restored, if it had not received the \$1.7 mm investment from three local institutions, and if we didn't even appreciate historic fountains that mark our need for recreation, then the transformation of our Defined Neighborhood would be less complete. Tattnall Square Park is healthy living, is education, and is a transforming event in its own right.

Description of how the investment will serve the tenant base for the proposed development

Low income families have limited means for sporting events, theatre, concerts, movies, food, and recreation. However, all of these and more are found at Tattnall Square Park for free! Even the weekly Farmer's Market on Wednesday afternoons offers double value for WIC customers to help incentivize healthy food consumption. At just ½ mile from Tindall Fields, Tattnall Square Park is a place where all of Macon comes just to relax and hang out—Mercer students, yuppies living in Beall's Hill, college professors teaching a class on a sunny afternoon, old folks from St. Paul's Towers, and kids celebrating a friend's birthday party. Who knows, the next budding tennis star may grow up in Tindall Fields and get their first lessons at Tattnall Square Park! Please see Tab 31-06 for all required documentation.

Full Cost of Improvement as a **Percent of TDC:**

1,707,443		Total Development Costs (TDC):
13.1985%	0.0000%	12,936,689

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	10	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

For Scoring Section B, Community Transformation Plan, we believe that we qualify for points for this scoring section because our site is in QCT 105 as documented at Tab 31-01-01. We also believe that we meet the DCA requirements for both a Community Revitalization Plan (CRP) and a Community Transformation Plan (CTP).

Please note that for Section B2 (a) (i), we could not complete the box entitled "Which Partners were present at Public Mtg 1 between Partners?" The answer is due to the fact that none of the Transformation Partners could attend. However, for the April 22nd 2017 meeting, we had several Transformation Partners attending.

Our Macon-Bibb Urban Redevelopment Plan (our local government's name for the CRP) has a long history. The City of Macon adopted an Urban Redevelopment Plan in March 2011. The City of Macon and Bibb County officially consolidated their two governments on January 1, 2014, and the newly-formed consolidated Macon-Bibb Commission thereafter adopted the City's Plan with minor amendments in May 2014. In April 2016, the Macon Bibb County Commission updated the Plan to incorporate other areas of the County (Tindall Heights was not affected by this update.) In May 2017, the Macon Bibb County Commission updated the Plan to ensure full compliance with the DCA 2017 QAP requirements and to acknowledge the new CTP underway. Please see Tab 31-01-01 through 31-01-10 (except for 02 which was exempted by the DCA March 17, 2017 "Scoring Guidance") for all required DCA documentation for a complete CRP. We believe that we can demonstrate to DCA that our CRP is much more than a "plan on a shelf" and that myriad improvements are underway in Macon because of this local planning effort.

To access the Urban Development Plan on the web, go to <http://www.maconbibb.us/urpamendments2017/> which directs you to the Macon-Bibb web page. Click open that web page and then click on the link that reads "To view the new Urban Redevelopment Plan, click here" to access the Plan.

Our community has also created a CTP which to the best of our knowledge and belief fully complies with all DCA requirements at Scoring Section VIII. The Macon-Bibb political leadership and the local leaders in education, health, transportation, and employment have all come together thanks to the leadership of Mayor Robert Reichert, the United Way of Central Georgia (our Community Quarterback) and MHA/In-Fill Housing (the Community Based Developer). This CTP has not only identified existing barriers to available resources but it has also led to the creation of several new initiatives as a direct result of the CTP development. DCA will notice several creative local responses where old problems met new opportunities including: a) a Healthy Housing Initiative, b) a "Leader in Me" program which will be established for the Defined Neighborhood's Elementary School and funded by a local family foundation, c) an Innovative Project Concept developed by Mercer University, targeting at-risk middle school kids and focusing on mentoring and whole family financial literacy where the Bibb County School District, the Mid-South Federal Credit Union and Operation HOPE are major partners, d) a United Way-sponsored 211 Program, and so much more as described in the CTP.

One feature which we believe will be unique to our CTP for Tindall Fields II is the fact that this is the second of three family phases. Therefore, DCA will see commitments from our partners to begin these programs for Tindall Fields I (DCA 16-043) residents as well, which was allocated credits in 2016 and will start construction this fall. This in effect gives our various new initiatives a one year head start compared to other projects that will be selected this year. We think this is a noteworthy accomplishment since DCA will see our results from these new initiatives one year earlier than expected. Furthermore, we obtained six-year commitments in all areas where there is a five-year DCA requirement. Therefore, with Tindall Fields, DCA will get earlier results and program data for a longer period when compared to other projects. This willingness to move beyond the minimum DCA requirement is emblematic of the cooperation we received from our partners involved in the CTP development.

Please see Tab 31-02 and 31-03 for all required components of the Community Transformation Plan. DCA will hopefully recognize that our team tried very hard to follow the planning process that DCA prescribed. Our community also took several steps at establishing several programs to help meet the needs of the Defined Neighborhood, or the future Tindall Fields residents, or both.

For Scoring Section C, we believe that we qualify for points for Scoring Section C.1 because we have a \$50,000 commitment from the Griffith Family Foundation to support "the increase of educational achievement of children living in the property." Please see Tab 31-04, subsections 31-04-01 through 04. This Community Improvement Fund program fully complies with the DCA requirements at QAP Scoring Section VIII.C.1.

For Scoring Section C.2, we believe that we qualify for points for this section because we have an Option to Ground Lease from the Macon Bibb Housing Authority. These site control documents are located at Tab 08-01 and Tab 31-05. This Option is in full compliance with DCA requirements at QAP Scoring Section VIII.C.2.

DCA's Comments:

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9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

Competitive Pool chosen:

Flexible

Phased Development?

Yes- w/Master Plan

2016-043

Score Value	Self Score	DCA Score
TOTALS:	92	66
4	3	0

A. Phased Developments

- 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:

2015-037

Name

Tindall Seniors Towers

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

Number:

2016-043

Name

Tindall Fields I

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

A. 1.	3	
	Yes	

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

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

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

C. Previous Projects (Rural Pool)

(choose 1 or 3)

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

- OR**
- Within the last Five (5) DCA funding cycles
 - Since the 2000 DCA Housing Credit Competitive Round
 - Within the last Four (4) DCA funding cycles

(additional point)

2.	Yes	
3.	No	
4.	Yes	
B.	0	0

3	1.	
2	2.	
4	C.	0
		0

3	1.	
1	2.	
2	3.	

Scoring Justification per Applicant

We believe that we qualify for points for this scoring section because Tindall Fields II is part of a phased development. Please see Tab 32 documenting that Tindall Fields II is Phase 3 of a multi-phase development. Tab 32-01-01 shows the Master Site Plan with the four affordable housing phases and a commercial component as the fifth and final phase. Tab 32-01-02 has been expanded for the required DCA documentation and includes the following: a) MHA and an In-Fill entity have entered into options for ground leases for future Phase 4 (the Option to Lease for this application (Phase 3) is found at Tab 8-01, Site Control; b) DCA has allocated credits for Phase 1, Tindall Seniors Towers (15-037) and Phase 2, Tindall Fields I (DCA 16-043); c) a Notice to Proceed has been issued to Piedmont Construction for the construction of Tindall Seniors Towers and photos are included showing construction work in progress.

DCA's Comments:

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

We believe that we qualify for points for this scoring section because we asked our market analysts at Novogradac for the answers to these questions. Novogradac's answers to these four questions were all "No". Please see Tab 5 for this documentation.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.		

12. EXCEPTIONAL NON-PROFIT

In-Fill Housing II, Inc.

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	3	
	Yes	
	Yes	
	Yes	

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2

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

Unit Total

65

MGP	Tindall III GP, Inc	0.0100%	Anthony Hayes	NPSponsr	In-Fill Housing II, Inc	0.0000%	Anthony Hayes
OGP1	0	0.0000%	0	Developer	In-Fill Housing II, Inc	0.0000%	Anthony Hayes
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Wells Fargo Bank, N.A. (Proposed)	98.9900%	J.Frederick Davis, III	Developmt Consult	0	0.0000%	0
State LP	Wells Fargo Bank, N.A. (Proposed)	1.0000%	J.Frederick Davis, III				

Scoring Justification per Applicant

DCA's Comments:

This tab is N/A

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TOTALS:	Score Value	Self Score	DCA Score
	92	66	20
	2	0	0
	1		

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

B. Designated Military Zones

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

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

City: **Macon** County: **Bibb** QCT? **Yes** Census Tract #: **105**

Scoring Justification per Applicant

DCA's Comments:

This tab is N/A	
-----------------	--

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

4

	2	0
	Yes/No	Yes/No
a)	Yes	
b)	Yes	
c)	Yes	
d)	Yes	
e)	N/a	
f)	N/a	

Indicate that the following criteria are met:

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

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

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

	Amount	Amount
a)		
b)	650,000	
c)		
d)		
e)		
f)		
g)		
h)		
i)		
j)		
	650,000	0

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

12,936,689	5.0245%	0.0000%
------------	---------	---------

We believe that we qualify for points for this scoring section under 1-b because the Macon Bibb Housing Authority is providing a HUD PIH loan in the amount of \$650,000 as documented at Tab 36-01, and in full compliance with QAP Scoring section XV.

DCA's Comments:

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	Score Value	Self Score	DCA Score
TOTALS:	92	66	20

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

1. Presentation of the project concept narrative in the Application.
2. Uniqueness of innovation.
3. Demonstrated replicability of the innovation.
4. Leveraged operating funding
5. Measureable benefit to tenants
6. Collaborative solutions proposed and evidence of subject matter experts' direct involvement in the strategic concept development.

DCA's Comments:

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

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

7
65
7
0

3	0
A. 0	0
1.	
2.	
3.	
4.	
B. 3	0
1. Agree	
2. Agree	

Check 1BR LI count!

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: Macon Bibb Housing Authority PBRA Expiration: 20 years after C.O
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units: 16 24.6%

Scoring Justification per Applicant

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
TOTALS:	92	66 20

For Scoring Section 17-B, we believe that we qualify for points for the following reasons. First, we have a Section 8 PBRA commitment from MHA for 16 Section 8 Project Based Vouchers for 20 years (25% of the 65 total units). Please see Tabs 01-03-01, Tab 25, and Tab 38-01 for this documentation. Second, the Owner/Developer team has also agreed to allocate a minimum of 15% of the total units for the targeted population preference in accordance with the DCA requirements for this section

For Section 17.B.2, please see Tab 38 for all required documentation. In 2015, the MHA Board of Commissioners adopted a "landmark" admissions preference in accordance with DCA requirements where MHA will accept referrals from Georgia DBHDD for the highest admissions preference possible for a Section 8 program preference. In 2015 MHA submitted the required letter to HUD pursuant to DCA's guidance at that year's "Housing Finance and Development Update # 39". Following that, HUD Fair Housing approved MHA's admissions preference and by letter dated June 8, 2016 MHA now has all final HUD approvals needed to implement this Section 8 admissions preference.

Furthermore, although this Tab doesn't require us to have MOAs with local service providers, we have obtained two: one from the River Edge Behavioral Health Center and another one from Disability Connections. Please see Tab 38-02-02 and Tab 38-02-03 for further supporting documentation.

We'd like to remind DCA that another In-Fill Housing property, Brentwood Place (DCA 11-044) had one of the first if not the first 811-assisted resident in Georgia under DCA's 811 Program initiative. Clearly, In-Fill Housing has fully embraced the underlying philosophy of Integrated Supportive Housing, and Tindall Fields II will be fully-compliant with the DCA requirements for the Target Population Preference.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

2	0	0
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The property is: <<Select applicable status>>

Historic Credit Equity: 0

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units: 0
Total Units: 65
% of Total: 0.00%

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

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

B. Historic

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

Nbr Historic units: 0
Total Units: 65
% of Total: 0.00%

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

DCA's Comments:

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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

First Choice Primary Care (FCPC), along with Navicent Health (formerly, the Medical Center of Central Georgia) have discussed with us at length the various needs data sources at their disposal. Both agencies were very familiar with the DCA-prescribed needs data and not only consulted with those resources but regularly employ other sources as well including the 2015 Navicent Community Health Needs Assessment and the Community Health Action Plan for 2016-18. The Macon Bibb Health Department has developed a Community Health Improvement Plan as part of their accreditation. FCPC, a federally qualified health center, and our Healthy Housing Initiative "champion" also conducts needs assessments to ensure that services offered align with the needs of the Macon community.

The needs in Macon are multi-faceted. Cardiovascular disease is the leading cause of death in our community, and there is significant racial disparity for this and the other leading causes of mortality. Cancer is the second leading cause of death. The County Health rankings place Macon- Bibb County 142nd out of 157 counties in health outcomes. Macon-Bibb is in the lowest quartile for uninsured according to the CDC's CDSI. Based on our health outcomes, and what is known by the professionals in our community, the Navicent CHNA identified numerous areas of need, including a) access to healthcare services, b) cancer, c) heart disease and stroke, d) infant health and family planning, e) injury and violence, f) nutrition, physical activity and weight, g) respiratory diseases and h) sexually transmitted diseases.

The Healthy Housing Initiative responds to these needs by making Healthcare more accessible to the people who need it most.

A. Preventive Health Screening/Wellness Program for Residents

3	3	0
	Agree	
	Yes	
	Yes	

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

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

Occurrence Cost to Resident

a) Provide health risk assessments such as high cholestrolerol levels, blood sugar levels, disease risk assessments, body mass index and others	Monthly	0
b) Provide biometric screenings such as cholesterol levels, blood sugar levels, disease risk assessments, body mass index (BMI) and others	Monthly	0
c) Provide health education services, including health fairs, workshops, seminars, demonstrations and advice on health and wellness topics	Monthly	0
d) Provide a wellness program that is responsive to the needs of the residents such as individualized medication mgt, and healthy food choices	Monthly	0

B. Healthy Eating Initiative

2	0	0
2.		

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

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

C. Healthy Activity Initiative

2	0	0
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PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
TOTALS: 92	66	20

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail miles

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

2.	
----	--

Scoring Justification per Applicant

We believe that we qualify for points for this scoring section because we have a Healthy Housing Initiative at Tab 40 that fully complies with the Section A. "Health Screenings/Wellness Program for Residents". We answered "yes" to Section A.1. a, b, c and the supporting documentation is found in the MOU we have with First Choice Primary Care at Tab 40-02-03 under the MOU heading "First Choice Primary Care Roles and Responsibilities".

For Section A.2 we have listed the services noted in the MOU but the MOU lists many more than the four spaces on this form. Those listed and many others will occur monthly at no cost to the residents, per the terms of the MOU.

In addition, we will provide a Wellness Room in the Community Building. This is documented at Tab 40-02-02 with the Community Building floor plan and by letter from our project architect confirming our compliance with the DCA Architectural Manual requirements.

As noted elsewhere in the Scoring section, since we are Phase 3 of a multi- phased development, we pledge to begin the Healthy Housing services with Tindall Fields I (DCA 16-043), thereby giving us a year's head start with this program's operations. First Choice Primary Care (FCPC) has also agreed to provide its services for a 6-year period, and in accordance with DCA Q&A dated May 5, 2017, we agree to provide the Healthy Housing Initiatives for the 15-year compliance period, either through an extended contract with FCPC, or an alternative provider if needed.

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	0	0
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NOTE: 2013-2016 CCRPI Data Must Be Used

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

--	--

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									
b) Middle/Junior High									
c) High									
d) Primary/Elementary									
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	66	20

This Tab is N/A.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb 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			26,680	
Min Exceeded by:	0.00%	0.00%	344.67%	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	26,680	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	13,611	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	51.02%	0.00%

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

Scoring Justification per Applicant

We believe that we qualify for points for this scoring section because according to the US Census survey, there are over 26,000 jobs within a two-mile radius of our property, which is over 340% greater than the minimum threshold for Macon-Bibb. Please see Tab 42 for the required documentation.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

We believe that we qualify for the full 10 points for this scoring section, based on In-Fill Housing II, Inc.'s and its related entities' longstanding compliance record.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	66	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-028 Tindall Fields II, Macon, Bibb County

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Score Value	Self Score	DCA Score
	92	66 20

TOTALS:

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.

- For Scoring Section 1, Application Completeness: to the best of our knowledge and belief, our application is complete and properly organized in full compliance with QAP Scoring Section I, Application Completeness.
- For Scoring Section 2, Deeper Targeting/Rent/Income Restrictions: Item 2.A is N/A. We believe that we qualify for these points because for Item 2.B, 16 of the 65 units (25%) will have Project Based Vouchers from the Macon Bibb Housing Authority for a term of 20 years. This exceeds the DCA minimum requirement of 15% for points in this category and exceeds the DCA minimum term as well. Please see Tab 1-02-01, Tab 25-01 and Tab 38-01.
- For Scoring Section 5, Brownfield, this Tab is N/A.
- For Scoring Section 7, Stable Communities, this Tab is N/A.
- For Scoring Section 11-A, we believe that we qualify for points because we agree to forego the cancellation option for at least 5 years after the close of the compliance period. Section B is N/A.
- For Scoring Section 12, we believe that we qualify for points for this scoring section because In-Fill Housing II, Inc. is the sole General Partner and a 501© (4) that qualifies for the nonprofit set-aside. This is the only application from In-Fill Housing in 2017. Please see Tab 19-01, Tab 21-01 and Tab 34-01 for all required documentation regarding In-Fill's standing with DCA and its capacity.

Furthermore, In-Fill Housing's Brentwood Place development was awarded "Outstanding Development of the Year" in 2014 by CAHEC, the federal credits Limited Partner.

In addition, in 2016 the Affordable Housing Finance Magazine Readers' Choice Awards awarded Greystone Apartments (co-developed with Tapestry Development Group) the "Best Preservation Project" and "Best Overall Project" in the country as this historic 71-unit property was preserved as a downtown icon in Rome, Georgia. This was In-Fill's first national award and we are honored by the recognition from our peers.

Most recently, In-Fill has risen to the occasion in leading the community in the planning and development of Macon's Transformation Plan; since January 2017 In-Fill has been the driving force behind this effort, leading to a robust Plan for DCA's consideration. In-Fill Housing II's CEO is Anthony Hayes.

- For Scoring Section 16, we believe that we qualify for these points because under the leadership and guidance of Mercer University, the Bibb County School District, Middle Georgia FCU and Operation HOPE, we have developed an Innovative Project Concept that is not only innovative and replicable, but feasible and practical as well. Our Investing in Families' Future (IFF) program braids together three interventions: Children's Savings Accounts, multi-generational financial literacy, and mentoring. IFF's comprehensive approach to changing families' financial structure links mentoring to financial literacy and addresses the entire family with long term education and support. Please see Tab 37 for all supporting documentation.
- For Scoring Section 18, Historic Preservation, this Tab is N/A.

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

Tindall Fields II Macon, Bibb County

The \$50,000 Community Improvement Fund supports the Community Transformation Plan by increasing and enhancing the educational achievement and educational opportunities of the target area/Tindall Fields residents. \$45,000 of the \$50,000 Community Improvement Fund has been earmarked for the Leader in Me program. The Leader in Me Program is based on the premise that every student possesses the unique strengths and abilities to be a leader. The program integrates leadership development into existing school programs and curricula and serves as a foundational operating system for the school, improving relationship between students and teachers, transforming culture, and motivating staff, teachers, and the students.

Dr. Danielle Howard, the Principal of Ingram Pye Elementary School which will serve the Tindall Fields students, said it best, "the Griffith Family Foundation's pledge...will undoubtedly have positive effects on the children who will live in Tindall Fields...and attend Ingram Pye". Griffith Family Foundation funds are now on deposit with State Bank & Trust, awaiting the placed in service date for Tindall Fields II. At that time, program operations will begin for the elementary school children attending Ingram Pye.

The second program sponsored by the Griffith Family Foundation, is named Investing in Families' Futures (the Innovative Project Concept). This financial literacy education program is an innovative concept created by the Partnership to disrupt poverty and equip students for academic success. The program is a collaboration between Mercer University, the Bibb County School District, Operation HOPE, Mid-South Federal Credit Union and Tindall Fields to establish community-based mentoring in Ballard Hudson Middle School specifically for the middle school age children of Tindall Fields and a financial literacy curriculum at the Tindall Fields site for the parents and guardians. This is a multi-pronged approach to addressing a primary barrier to education and improving the lives of the residents of the Tindall Fields development. \$5,000 of the \$50,000 Community Improvement Fund is earmarked for this financial literacy program.

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

Tindall Fields II
Macon, Bibb County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Tindall Fields II

Macon, Bibb County

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

Scoring Section 16 - Innovative Project Concept Narrative

Tindall Fields II
Macon, Bibb County

1. Investing in Families' Future (IFF) program braids together three interventions: Children's Savings Accounts (CSA), multi-generational financial literacy, and mentoring. IFF's comprehensive approach to changing families' financial culture is innovative because it links mentoring to financial literacy and addresses the whole family with long-term education and support.

We'll target middle schoolers because of the academic, social, and behavioral challenges they face with the transition into and out of middle school. By examining Anthony Arms which is comparable to Tindall Fields and currently has 13 middle-school-age children, we extrapolate for our three Tindall Fields developments an estimated 40 middle schoolers.

CSA offers custodial accounts seeded with \$100 deposits and grown over time. Low-income children with \$500 or less in savings are 3X more likely to enroll in college and 4X more likely to graduate. The Griffith Family Foundation (Foundation) committed \$5,000 seed funding, and MidSouth Community Federal Credit Union (MidSouth) will house accounts and provide financial incentives to workshop attendees allowing the CSAs to grow.

Operation HOPE (HOPE) will provide financial literacy education to all participants' parents. With age-appropriate curricula for youth and adults and an innovative financial case management program, HOPE guides families toward financial independence.

Mercer will recruit, train, and supervise mentors to work with middle school students, and Bibb County School District (BCSD) will provide access to students and programming space at Ballard Hudson Middle School. Tindall Partners III, L.P. (TP3) will provide afterschool programming space at Tindall Fields Community Center. Mentors will meet with mentees both in school and out of school and will follow their mentees until graduation.

2. We have yet to find a model that integrates these high-impact programs into one that serves the whole family. BCSD will provide school time for mentoring. Mercer will recruit, train, supervise, and pay mentors. MidSouth will host accounts and fund deposit incentives. Griffith Foundation allocated \$5,000 for deposits. HOPE will provide all financial literacy education. TP3 will provide programming space, recruit participants, and oversee program implementation.

3. IFF can be replicated in any community with the following resources. See Tab 37-0102.

- Mentors sourced from colleges, technical schools, civic organizations
- Seed money sourced from local foundations, financial institutions
- School access provided by public schools
- Financial literacy education provided by nonprofits
- Savings accounts administered by financial institution

4. Total leveraged funding amount is \$167,310. See Tab 37-0103.

5. Goals: In 6 months,

- 100% children open bank accounts
- 50% parents open bank accounts
- 25% financial knowledge increase
- 80% parent workshop participation

In 24 months,

- Children
 - o 50% improve school attendance
 - o 30% reduce disciplinary referrals
 - o 25% improve grade reports
- Parents

- o 50% improve credit scores
- o 25% reduce debt

In 5 years,

- 90% graduation rate
- 90% enrollment in Post-Secondary education

6. TP3 developed this collaboration in January 2017 with transformative communities, and they recruited community experts. See Tab 37-0104.

- BCSD –24,000 students, 46 schools, 1600 teachers
- HOPE – award-winning, international non-profit
- Mercer –Coordinates up to 400 volunteers annually in public schools
- MidSouth – financial institution with existing partnership with BCSD

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]