

Project Narrative
Hand Trading Company
Pelham, Mitchell County

The Hand Trading Company Building is to be developed by the team of Integrity Development Partners, LLC and SCG Development Partners, LLC. The IDP and SCG partnership has completed eight projects together in Georgia and Louisiana over the recent five years. The team with a combined staff of over 15 members has the capacity to develop numerous deals at one time.

IDP and its eleven member team has over 50 years of development experience which have completed over \$1 billion in projects with extensive knowledge of multi-family, single family, senior housing, tax credit housing, high rise housing, Historic adaptive-reuse and other commercial real estate and land development. Furthermore, IDP has experience with various funding sources such as Low Income Housing Tax Credits (Federal & State), Historic Tax Credits (Federal & State), New Market Tax Credits, Tax Exempt Bonds, HOME loans, CDBG Funds, Federal Home Loan Bank AHP Fund, and other funding sources.

SCG Development Partners, LLC is an affiliate of Stratford Capital Group, LLC a recognized leader in the multifamily investment industry with a particular focus on affordable housing and investments benefiting from Low-Income Housing Tax Credits ("Tax Credits"). Since 2007, Stratford Capital Group has successfully underwritten, sponsored and syndicated private equity in 177 multifamily rental apartment properties totaling approximately 21,000 apartment units in 33 states with a capitalized value of approximately \$3 billion. Stratford Capital's multifamily focus centers on Tax Credit syndication and development as well as comprehensive ongoing asset and fund management.

The principals of Stratford Capital have an extensive 21 year track record in the syndication and development of affordable housing utilizing Tax Credits. Over the past 21 years, the principals of Stratford Capital have raised over \$1.2 billion in equity for Tax Credit transactions. Also, the principals of Stratford Capital have been involved in the successful development and/or redevelopment of over 50 affordable rental properties utilizing Tax Credits.

The Hand Trading Company Building is a 80,000 sq. ft. building in downtown Pelham, GA originally developed to become one of the largest department store in South Georgia; and according to some the largest rural department store in the world. The town became an agricultural and commercial stronghold during the early twentieth century, due in large part to the presence of a towering, retail emporium called the Hand Trading Company, which occupied a four-story building in the heart of downtown. In 1914 Judson Larrabee Hand—the father of Virginia Hand, who would marry Cason Callaway of Callaway Gardens fame—began building the store following his visit to the Marshall Field's Department Store in Chicago, Illinois. The Hand store featured a huge decorated dome, 100 columns, and nearly 80,000 square feet of floor space including the large basement. It was the ultimate all-purpose superstore, offering a wide range of products from groceries and dry goods to tractors and other large farm equipment. The store closed in 1984, and the building remains one of the city's most popular historic attractions. The property is listed on the National Register for Historic Places (NRUS #83000238). The property has been approved for the Part A by GA DNR and has received Part II approval from NPS as well as received an allocation for state historic tax credits.

In 2003 Joint Development Authority of Brooks County took over the building, and then in 2007 it was donated to the Joint Development Authority of Mitchell County and Pelham (JDA). Since then JDA has borrowed and invested over \$2.5 million in renovations, upgrades, etc. into the building in hopes of getting the building in shape to sell or lease. About half this work performed was for a new commercial elevator, fire sprinkler system, new upgrading wiring and windows. Unfortunately, due to the size of the building and rural location, there has been no takers yet to purchase or lease any significant amount of space. Of the outstanding debt at December 31, 2016 in the amount of \$2,430,814; of which \$604,000 is owed to One Georgia and the DCA Revolving Loan Fund with the balance owed to local banks.

As mentioned above, The Hand Building is Pelham, Georgia's "crown jewel" and the revitalization of it is extremely important to the rural town. Jim Hedges, City Manager of Pelham, reached out to IDP Housing and Rhett Holmes in 2015 shortly after he became the City Manager about turning the Hand Building into an affordable housing project. Manager Hedges and IDP Housing worked together on another LIHTC project in Ashburn, Georgia which Hedges was the Mayor of Ashburn. Along with Mr. Hedges and the City, the JDA, the Chamber of Commerce, Main Street, and other citizens and community groups worked to create a revitalization plan for the area which was approved by DCA last year.

Mayor James Eubanks writes "We have built our Revitalization Area Strategy around the Development of the Hand Trading Company Building, which will bring much needed housing to our downtown area, along with much needed economic development for this rural community. When the potential redevelopment was announced to the community on social media, hundreds of citizens responded favorably and it was the feature story on the local nightly television news. Not only does the Pelham Council support IDP Housing's application, but so does the Pelham community".

The proposed redevelopment is over the DCA cost limits by \$1,950,000 of which DCA has provided a conditional cost waiver located in Tab 2. The JDA and the development team have worked together to lower the amount the project cost as much as possible at this time. The proposed development has to 54 units of 1, 2, and 3 bedroom units with 10 of these units being market rate; and of which meets the DCA market study requirements. This property is also registered as Brownfield site.

The JDA, City of Pelham, and Mitchell County have signed a Development Agreement with the Applicant; and the JDA has agreed to do a long-term lease of the building to the Applicant as well. In order to provide economic support for the community and city of Pelham, the Applicant will pay to the JDA a \$1,700,000 upfront lease payment thereby substantially reducing the debt of the JDA, City, and County, and \$7500 per year lease payment plus 10% of net cash flow to General Partner as additional incentive for the long-term success of the development. The JDA will have the option after the tax credit compliance period to cancel lease / purchase the project for de-minuses amount. In exchange, the property will not be required to pay any real estate property taxes during of the lease, the JDA & City shall invest over \$250,000 in playground and splash pad for the community as well as other improvements in close proximity to the property, waive all tap, impact, and related fees, provide assistance in leasing the commercial space, and since the City of Pelham provides most of the utilities in the city it shall work closely with Applicant to keep the utility costs as low as possible for both owner and residents.

The proposed development is providing much needed support for the residents of the community and property through the Applicant providing two exam rooms in the wellness center with an MOU with two local Pelham doctors associated with Phoebe Putney Health System out of Albany. They have expressed interest in moving their offices full time in the Hand Trading Building at point in the future along with possibly of bringing in some other health related services into the building. In addition, the Applicant/Developer will be contributing \$50,000 for educational purposes for the residents 18 and under.

The proposed development will have some many positive impacts on the community, and everyone is very supportive and excited about the proposed development.

PART ONE - PROJECT INFORMATION - 2017-031 Hand Trading Company, Pelham, Mitchell 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:

2017-031

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 667,146	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-037 Yes - see Comment

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

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

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Rhet Holmes		Title	President	
Address	1709 A Gornto Road PMB #343		Direct Line	(229) 219-6762	
City	Valdosta		Fax	(229) 219-6761	
State	GA	Zip+4	31601-8407	Cellular	(678) 427-9792
Office Phone	(229) 219-6760	Ext.		E-mail	rholmes@idphousing.com

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

IV. PROJECT LOCATION

Project Name	Hand Trading Company		Phased Project?	No	
Site Street Address (if known)	107 W. Railroad Street		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	107 W. Railroad Street		Scattered Site?	No Nbr of Sites 1	
Site Geo Coordinates (##.#####)	Latitude: 31.127339	Longitude: -84.152391	Acreage	0.6860	
City	Pelham	9-digit Zip**	31779-1631	Census Tract Number	13205090500
Site is predominantly located:	Within City Limits	County	Mitchell	QCT?	No DDA? Yes
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural HUD SA: Non-MSA Mitchell Co.

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

Congressional	State Senate	State House
2	11	171

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

Political Jurisdiction

Name of Chief Elected Official	James T. Eubanks		Title	Mayor	
Address	108 Hand Avenue W		City	Pelham	
Zip+4	31719-1244	Phone	(229) 294-7900	Email	jeubanks.hsc@gmail.com
Website	www.cityofpelhamga.com				

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	0	Adaptive Reuse:	0	Non-historic	54
Substantial Rehabilitation	0	Historic Rehab			54
Acquisition/Rehabilitation	54	For Acquisition/Rehabilitation, date of original construction:			7/1/16

PART ONE - PROJECT INFORMATION - 2017-031 Hand Trading Company, Pelham, Mitchell County

B. Mixed Use

Yes

C. Unit Breakdown

		PBRA
Number of Low Income Units	44	0
Number of 50% Units	12	0
Number of 60% Units	32	0
Number of Unrestricted (Market) Units	10	
Total Residential Units	54	
Common Space Units	0	
Total Units	54	

D. Unit Area

Total Low Income Residential Unit Square Footage	40,747
Total Unrestricted (Market) Residential Unit Square Footage	9,491
Total Residential Unit Square Footage	50,238
Total Common Space Unit Square Footage	0
Total Square Footage from Units	50,238

E. Buildings

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

Total Common Area Square Footage from Nonresidential areas	25,758
Total Square Footage	75,996

F. Total Residential Parking Spaces

0

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

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

B. Mobility Impaired

Roll-In Showers

Nbr of Units Equipped: 3

Nbr of Units Equipped: 2

% of Total Units 5.6% Required: 5%

% of Units for the Mobility-Impaired 66.7% Required: 40%

C. Sight / Hearing Impaired

Nbr of Units Equipped: 2

% of Total Units 3.7% Required: 2%

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-031 Hand Trading Company, Pelham, Mitchell 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
1			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 - 2017-031 Hand Trading Company, Pelham, Mitchell County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

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

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

No

D. Is the Project Currently Occupied?

Yes	If Yes ----->:	Total Existing Units	6
		Number Occupied	1
		% Existing Occupied	16.67%

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	July 1, 2019
New Construction	

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>The only change from the pre-application has been in the number of units proposed on the building. The project has increased to 54 residential units from the 46 submitted at preapplication. The property was originally built in 1916.</p> <p>This application is for an adaptive reuse Historic Mixed-Use project that is currently all commercial space. Only the first floor of the existing building is currently available for use and currently only one commercial tenant is in the building.</p> <p>The property boundaries don't include any room for parking however the City of Pelham has granted full access to the public parking owned by the City for use by the residents and guests. The city has over 100 spaces within normal walking limits.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-031 Hand Trading Company, Pelham, Mitchell 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)

Hand TC Restoration, LP				Name of Principal		Rhett Holmes	
1709 A Gornto Rd PMB #343				Title of Principal		Manager of GP	
Valdosta		Fed Tax ID: 61-1803870		Direct line		(229) 219-6762	
GA	Zip+4	31601-8407	Org Type:	For Profit	Cellular		(678) 427-9792
(229) 219-6760		E-mail		rholmes@idphousing.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.

SIG GP Pelham, LLC				Name of Principal		Rhett Holmes	
1709 A Gornto Rd PMB #343				Title of Principal		Manager of GP	
Valdosta		Website		Direct line		(229) 219-6762	
GA	Zip+4	31601-8407	Cellular		(678) 427-9792		
(229) 219-6760		E-mail		rholmes@idphousing.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.

Stratford Capital Group				Name of Principal		Stephen P. Wilson	
8245 Boone Boulevard				Title of Principal		President VA Office	
Tysons Corner		Website		Direct line			
VA	Zip+4	22182-3894	Cellular		(706) 627-5056		
(703) 942-6610		210	E-mail		spw@stratfordcapitalgroup.com		

b. State Limited Partner

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

Sugar Creek Realty				Name of Principal		Christopher Hite	
1819 Peachtree Road, NE				Title of Principal		President	
Atlanta		Website		Direct line		(314) 561-6804	
GA	Zip+4	30309-1848	Cellular		(314) 561-6804		
(404) 343-1062		E-mail		chite@sugarcreekcapital.com			

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-031 Hand Trading Company, Pelham, Mitchell County

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II. DEVELOPER(S)

A. DEVELOPER

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

Integrity Development Partners, LLC				Name of Principal	Rhett Holmes
1709 A Gornto Rd PMB #343				Title of Principal	President
Valdosta		Website	www.idphousing.com	Direct line	(229) 219-6762
GA		Zip+4	31601-8407	Cellular	(678) 427-9792
(229) 219-6760		E-mail	rholmes@idphousing.com		

B. CO-DEVELOPER 1

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

SCG Development Partners, LLC				Name of Principal	Stephen Wilson
8245 Boone Boulevard, Suite 640				Title of Principal	President
Tysons Corner		Website	www.scgdevelopment.com	Direct line	(703) 942-6610
VA		Zip+4	22182-3894	Cellular	
(703) 942-6610		E-mail	spw@scgdevelopment.com		

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.

Great Southern, LLC				Name of Principal	Mike McGlamry
2009 Springhill Drive				Title of Principal	President
Valdosta		Website	www.greatsouthern.com	Direct line	(229) 506-6876
GA		Zip+4	31602-2135	Cellular	(229) 561-9997
(229) 506-6876		E-mail	mike@greatsouthernllc.com		

C. MANAGEMENT COMPANY

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

Triumph Housing Management, LLC				Name of Principal	Paul Ponte
4080 McGinnis Ferry Rd. Suite 1104				Title of Principal	CEO
Alpharetta		Website	www.triumphmgt.com	Direct line	(678) 256-3825
GA		Zip+4	31602-1393	Cellular	(770) 688-4584
(678) 256-3825		E-mail	pponte@triumphmgt.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-031 Hand Trading Company, Pelham, Mitchell County

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D. ATTORNEY	Coleman Talley, LLP			Name of Principal	Gregory Q. Clark
Office Street Address	910 N. Patterson St.			Title of Principal	Partner
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	31601-1097	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	greg.clark@colemantalley.com		

E. ACCOUNTANT	Henderson & Godbee			Name of Principal	Jim Godbee
Office Street Address	3488 N. Valdosta Road			Title of Principal	Partner
City	Valdosta	Website	www.hgncpa.com	Direct line	(229) 561-7465
State	GA	Zip+4	31601-1097	Cellular	(229) 561-7465
10-Digit Office Phone / Ext.	(229) 245-6040	E-mail	jgodbee@hgncpa.com		

F. ARCHITECT	Dunwody/Beeland Architects			Name of Principal	Eugen Cox Dunwody, Jr.
Office Street Address	300 Mulberry Street Suite 604			Title of Principal	Principal
City	Macon	Website	www.dunwodybeeland.com	Direct line	(478) 742-5321
State	GA	Zip+4	31201-7997	Cellular	(478) 361-7251
10-Digit Office Phone / Ext.	(478) 742-5321	E-mail	gdunwodyjr@dunwodybeeland.com		

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

A. LAND SELLER (If applicable)	JDA of Mitchell County and Pelha	Principal	Nichole Hillard	10-Digit Phone / Ext.	2292241751
Office Street Address	P.O. Box 936			City	Pelham
State	GA	Zip+4	31779-0936	E-mail	nichole@nicholehillard.com

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	Yes	SCG Development Partners, LLC is an affiliated organization with the proposed Federal Syndicator Stratford Capital Group with common ownership.
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	The Developer (Integrity Development Partners, LLC) has an identity of interest with the property management company through common ownership.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-031 Hand Trading Company, Pelham, Mitchell County

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

C. ADDITIONAL INFORMATION

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The Development Team was preapproved at pre-application and has had no changes since pre-application. IDP Housing LP is the certifying entity.	
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PART THREE - SOURCES OF FUNDS - 2017-031 Hand Trading Company, Pelham, Mitchell County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

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

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Churchill Stateside Group	4,915,194	5.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Int. Dev Partners & SCG Dev Partners	850,000		
Federal Housing Credit Equity	Stratford Capital Group	2,113,000		
State Housing Credit Equity	Sugar Creek Capital	1,467,000		
Other Type (specify)	Federal Housing Equity of State Investor	Sugar Creek Capital	21,000	
Other Type (specify)	Federal Historic Credit Equity	Stratford Capital Group	580,000	
Other Type (specify)	State Historic Credit Equity	Sugar Creek Capital	597,000	
Total Construction Financing:		10,543,194		
Total Construction Period Costs from Development Budget:		10,514,250		
Surplus / (Shortage) of Construction funds to Construction costs:		28,944		

PART THREE - SOURCES OF FUNDS - 2017-031 Hand Trading Company, Pelham, Mitchell County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)							
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.08%	Int. Dev Partners & SCG Dev Partners				1,225	

Total Cash Flow for Years 1 - 15: 977,672
 DDF Percent of Cash Flow (Yrs 1-15) 0.125% 0.125%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Stratford Capital Group	5,336,372					
State Housing Credit Equity	Sugar Creek Capital	3,669,303					
Historic Credit Equity	Stratford Capital Group	1,450,000					
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:	State Historic Credit	Sugar Creek Capital	1,494,500				
Other:							
Other:							
Total Permanent Financing:		11,951,400					
Total Development Costs from Development Budget:		11,951,400					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
5,337,168	-796.00	45%
3,669,303	0.00	31%
		<u>75%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

PART THREE - SOURCES OF FUNDS - 2017-031 Hand Trading Company, Pelham, Mitchell County

This application is for a Historic Mixed -Use project. The Sources shown in this core application are solely for the Residential Component of the application. A separate budget showing the combined sources is located in the application under Tab 1 in front of all of the related commitment letters. Please note that Stratford Capital Group, LLC's commitment is to invest equity in exchange for the allocation of 98.98% of the Federal LIHTC's at an investment equal to \$.80 per annual credit resulting in a \$5,283,000 investment and 100% allocation of the Federal Historic Tax Credits of \$1,706,855 at an investement equal to \$.86 per credit resulting in a \$1,468,000 investment for a total investment from Stratford Capital Group of \$6,751,000 .

Sugar Creek Capital's commitment is to invest equity in exchange for the allocation of 1% of the Federal Houisng Credits, 100% allocation of the State Housing Credits, and 100% allocation of the State Historic Tax Credits. The investmentis sized based on the 1% allocation of the annual Federal LIHTC at an investment equal to \$.80 per credit or \$53,372, 100% allocation of the annual state tax credits at an investment equat to \$0.55 per credit or \$3,669,303, and 100% allocation of the State Historic Tax credits of \$2,018,079 at an investment equal to \$0.75 per credit or \$1,513,559. The total investment by Sugar Creek Capital is \$5,217,175. Please note that \$18,000 of Stratford Capital Group historc investment and \$19,059 of Sugar Creek Capital's histioirc investment are allocated to the commerical component of the project and not included in the numbers above or in the amount claimed as leveraging on the scoring section of this application.

Churchill Stateside has provided a \$5,000,000 construction loan for the project of which \$4,915,194 is allocated to the residential project and \$84,806 is allocated to the commerical component of the project.

PART FOUR - USES OF FUNDS - 2017-031 Hand Trading Company, Pelham, Mitchell County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	6,000			6,000	
Market Study	5,000			5,000	
Environmental Report(s)	50,000			50,000	
Soil Borings					
Boundary and Topographical Survey	12,500			12,500	
Zoning/Site Plan Fees					
Other: Physical Needs Assessment	6,000			6,000	
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	79,500	-	-	79,500	-
ACQUISITION					
Land	148,440				148,440
Site Demolition					
Acquisition Legal Fees (if existing structures)	4,948				4,948
Existing Structures	1,533,877				1,533,877
Subtotal	1,687,265	-	-	-	1,687,265
LAND IMPROVEMENTS					
Site Construction (On-site) Per acre: 612,230	419,990			419,990	
Site Construction (Off-site)					
Subtotal	419,990	-	-	419,990	-
STRUCTURES					
Residential Structures - New Construction					
Residential Structures - Rehab	3,992,410			3,992,410	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab	1,726,520			1,726,520	
Subtotal	5,718,930	-	-	5,718,930	-
CONTRACTOR SERVICES					
DCA Limit 14.000%					
Builder Profit: 6.000%	368,335	6.000%		368,335	
Builder Overhead: 2.000%	122,778	2.000%		122,778	
General Requirements*: 6.000%	368,335	6.000%		368,335	
*See QAP: General Requirements policy 14.000%	859,449			859,448	
Subtotal	859,448	-	-	859,448	-
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	6,998,368.00				
Average TCHC:	129,599.41 per Res'l unit	129,599.41 per unit	92.09 per total sq ft		
	139.30 per Res'l unit SF	139.30 per unit sq ft			
CONSTRUCTION CONTINGENCY					
Construction Contingency	5.00%	349,918		349,918	

PART FOUR - USES OF FUNDS - 2017-031 Hand Trading Company, Pelham, Mitchell 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	49,480			49,480	
Construction Loan Interest	160,810			121,875	38,935
Construction Legal Fees	14,844			14,844	
Construction Period Inspection Fees	14,844			14,844	
Construction Period Real Estate Tax					
Construction Insurance	58,918			58,918	
Title and Recording Fees	34,636			34,636	
Payment and Performance bonds	44,532			44,532	
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	378,064	-	-	339,129	38,935
PROFESSIONAL SERVICES					
Architectural Fee - Design	240,472			240,472	
Architectural Fee - Supervision	42,751			42,751	
Green Building Consultant Fee Max: 20,000	20,000			20,000	
Green Building Program Certification Fee (LEED or Earthcraft)	7,000			7,000	
Accessibility Inspections and Plan Review	7,800			7,800	
Construction Materials Testing	15,000			15,000	
Engineering	55,615			55,615	
Real Estate Attorney	74,220			74,220	
Accounting	17,500			17,500	
As-Built Survey	5,000			5,000	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	485,358	-	-	485,358	-
LOCAL GOVERNMENT FEES Avg per unit: 0					
Building Permits					
Impact Fees					
Water Tap Fees	waived? Yes				
Sewer Tap Fees	waived? Yes				
Subtotal	-	-	-	-	-
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 - 2017-031 Hand Trading Company, Pelham, Mitchell County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		3,000				3,000
LIHTC Allocation Processing Fee	53,372	53,500				53,500
LIHTC Compliance Monitoring Fee	43,200	43,200				43,200
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	109,200				109,200
		EQUITY COSTS				
Partnership Organization Fees		1,000				1,000
Tax Credit Legal Opinion		5,000				5,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	6,000				6,000
		DEVELOPER'S FEE				
Developer's Overhead	50.000%	769,695			769,695	
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	50.000%	769,695			769,695	
	Subtotal	1,539,390	-	-	1,539,390	-
		START-UP AND RESERVES				
Marketing		50,000				50,000
Rent-Up Reserves	56,112	56,112				56,112
Operating Deficit Reserve:	112,225	112,225				112,225
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,667	90,000			90,000	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	308,337	-	-	90,000	218,337
		OTHER COSTS				
Relocation		10,000			10,000	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	10,000	-	-	10,000	-
TOTAL DEVELOPMENT COST (TDC)		11,951,400	-	-	9,891,663	2,059,737
Average TDC Per:	Unit:	221,322.22	Square Foot:	157.26		

PART FOUR - USES OF FUNDS - 2017-031 Hand Trading Company, Pelham, Mitchell County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
		1,450,000
0		1,450,000

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type:

0	0	9,891,663
0		1,450,000
0	0	8,441,663
130.00%		130.00%
0	0	10,974,162
81.11%	81.11%	81.11%
0	0	8,900,915
9.00%		9.00%
0	0	801,082
801,082		

Total Basis Method Tax Credit Calculation

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

10,005,854	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	Yes
11,951,400					
2,944,500					

/ 10

900,690

1.3500

667,178

= Federal + State

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

667,178

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

667,146

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

667,146

PART FOUR - USES OF FUNDS - 2017-031 Hand Trading Company, Pelham, Mitchell County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

This project is an adaptive reuse Historic Mixed Use project. Please note that the cost presented above only included the residential component of the project. The combined total development costs can be seen in Tab 1 under the commercial development budget.

The local government has waived all building permits as well as tap and impact fees. Please see the documentation included in Tab 1.

Please note that the cost for Land and Existing structures shown above and on the combined budget included in Tab 1 represents the upfront lease payment under the terms of the Joint Development Agreement and Ground Lease between the applicant and Joint Development Authority of Mitchell County and Pelham.

Please note that DCA has granted the project a conditional Cost Limit Waiver approving a total development cost of up to \$11,955,000. Due to DCA granting this waiver the applicant has overridden the formula provided by DCA in the Core Application above in cell J162 for Total Development Cost. We have made this number equal to our Total Development Cost of the residential portion without limiting it to the Project Cost Limits.

PART FOUR (b) - OTHER COSTS - 2017-031 - Hand Trading Company - Pelham - Mitchell, 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

Physical Needs Assessment

Physical Needs Assessment

Required per Qualified Allocation Plan for application

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-031 Hand Trading Company, Pelham, Mitchell County

DCA Utility Region for project: South

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

Georgia DCA Southern Region		
January 1, 2017	Structure	3+ Story

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		2	2	3	4	5
Cooking	Electric	X		5	7	9	11	15
Hot Water	Electric	X		9	14	18	23	28
Air Conditioning	Electric	X		8	10	13	16	19
Range/Microwave	Electric		X					
Refrigerator	Electric		X					
Other Electric	Electric	X		15	21	27	33	42
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X		36	38	47	57	67
Refuse Collection			X					
Total Utility Allowance by Unit Size				75	92	117	144	176

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

The project is a four story elevator structure located in the Southern Region. DCA utility allowances have been used.

DCA COMMENTS

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

Historic
Historic
Historic
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	20	24	10	0	54

Unit Square Footage:

Low Income 60% AMI
50% AMI
Total

Unrestricted
Total Residential
Common Space
Total

0	8,220	13,608	7,926	0	29,754
0	3,425	4,926	2,642	0	10,993
0	11,645	18,534	10,568	0	40,747
0	2,055	4,794	2,642	0	9,491
0	13,700	23,328	13,210	0	50,238
0	0	0	0	0	0
0	13,700	23,328	13,210	0	50,238

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

6,483

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	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
Other:										
Total OI NOT in Mgt Fee	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095

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	26,878	27,685	28,515	29,371	30,252	31,159	32,094	33,057	34,049	35,070
Other:										
Total OI NOT in Mgt Fee	26,878	27,685	28,515	29,371	30,252	31,159	32,094	33,057	34,049	35,070

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	36,122	37,206	38,322	39,472	40,656	41,876	43,132	44,426	45,759	47,131
Other:										
Total OI NOT in Mgt Fee	36,122	37,206	38,322	39,472	40,656	41,876	43,132	44,426	45,759	47,131

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	48,545	50,002	51,502	53,047	54,638
Other:					
Total OI NOT in Mgt Fee	48,545	50,002	51,502	53,047	54,638

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	34,000
Maintenance Salaries & Benefits	26,000
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	60,000

On-Site Office Costs

Office Supplies & Postage	1,500
Telephone	3,300
Travel	1,200
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Software	2,500
Subtotal	8,500

Maintenance Expenses

Contracted Repairs	6,000
General Repairs	6,000
Grounds Maintenance	
Extermination	3,000
Maintenance Supplies	3,800
Elevator Maintenance	3,500
Redecorating	3,000
Other (describe here)	4,800
Subtotal	30,100

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	1,200
Accounting	6,500
Advertising	3,000
Other (describe here)	
Subtotal	10,700

Utilities (Avg\$/mth/unit)

Electricity	42	27,000
Natural Gas	0	
Water&Swr	6	3,600
Trash Collection		8,600
Other (describe here)		
Subtotal		39,200

Taxes and Insurance

Real Estate Taxes (Gross)*	20,000
Insurance**	30,000
Lease Expense (see comments)	7,500
Subtotal	57,500

Management Fee:

	18,449
367.36	Average per unit per year
30.61	Average per unit per month
(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)	

TOTAL OPERATING EXPENSES **224,449**

Average per unit 4,156.46
Total OE Required 0

Replacement Reserve (RR)

Proposed averaga RR/unit amount:	420	
<i>Minimum Replacement Reserve Calculation</i>		
Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	54 units x \$420 =	22,680
Totals	54	22,680

TOTAL ANNUAL EXPENSES **247,129**

V. APPLICANT COMMENTS AND CLARIFICATIONS

The applicant has used the National nonmetro income limits to calculate the appropriate rent limits for this project. The applicant has 10 market rate units which have been underwrittend at approximately 80% ami.

The applicant is exempt from real estate taxes due to the lease structure with the Joint Development Authority of Mitchell County and Pelham and as agreed to in the Development Agreement with JDA, City and County. A real estate tax expense has been included in the operating expenses and offset with a corresponding entry in other income for the same amount grown annually at 3% to match the expense rate growth. The applicant has estimated the insurance expense for the project by getting an estimate from our insurance agent. This estimate is included in Tab1.

The lease agreement with the Joint Development Authority of Mitchell County and Pelham requies a \$7,500 annual lease payment commencing on the third anniversary date of the Closing Date. We have included this expense in the other line item under taxes and insurance. Additionally the Joint Development Authority will get 10% of the properties net cash flow after payment of replacement reserves,

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-031 Hand Trading Company, Pelham, Mitchell 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.44%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	324,144	330,627	337,239	343,984	350,864	357,881	365,039	372,340	379,786	387,382
Ancillary Income	6,483	6,613	6,745	6,880	7,017	7,158	7,301	7,447	7,596	7,748
Vacancy	(23,144)	(23,607)	(24,079)	(24,560)	(25,052)	(25,553)	(26,064)	(26,585)	(27,117)	(27,659)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
Expenses less Mgt Fee	(206,000)	(212,180)	(218,545)	(225,102)	(231,855)	(238,810)	(245,975)	(253,354)	(260,955)	(268,783)
Property Mgmt	(18,449)	(18,818)	(19,194)	(19,578)	(19,970)	(20,369)	(20,777)	(21,192)	(21,616)	(22,048)
Reserves	(22,680)	(23,360)	(24,061)	(24,783)	(25,527)	(26,292)	(27,081)	(27,894)	(28,730)	(29,592)
NOI	80,354	79,874	79,323	78,695	77,988	77,200	76,324	75,359	74,300	73,143
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)	(9,224)	(9,501)	(9,786)
Cash Flow	72,854	72,149	71,366	70,500	69,547	68,505	67,369	66,135	64,799	63,357
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.33	1.31	1.30	1.29	1.28	1.27	1.26	1.25	1.24	1.23
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-031 Hand Trading Company, Pelham, Mitchell 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.44%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	395,130	403,032	411,093	419,315	427,701	436,255	444,980	453,880	462,957	472,217
Ancillary Income	7,903	8,061	8,222	8,386	8,554	8,725	8,900	9,078	9,259	9,444
Vacancy	(28,212)	(28,777)	(29,352)	(29,939)	(30,538)	(31,149)	(31,772)	(32,407)	(33,055)	(33,716)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	26,878	27,685	28,515	29,371	30,252	31,159	32,094	33,057	34,049	35,070
Expenses less Mgt Fee	(276,847)	(285,152)	(293,707)	(302,518)	(311,593)	(320,941)	(330,570)	(340,487)	(350,701)	(361,222)
Property Mgmt	(22,489)	(22,939)	(23,398)	(23,866)	(24,343)	(24,830)	(25,326)	(25,833)	(26,350)	(26,877)
Reserves	(30,480)	(31,394)	(32,336)	(33,306)	(34,306)	(35,335)	(36,395)	(37,487)	(38,611)	(39,770)
NOI	71,883	70,516	69,037	67,442	65,727	63,885	61,912	59,801	57,548	55,146
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(10,079)	(10,382)	(10,693)	(11,014)	(11,344)	(11,685)	(12,035)	(12,396)	(12,768)	(13,151)
Cash Flow	61,803	60,134	58,344	56,428	54,383	52,200	49,877	47,405	44,779	41,995
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.22	1.21	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.13
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-031 Hand Trading Company, Pelham, Mitchell 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.44%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	481,661	491,294	501,120	511,142	521,365	531,793	542,428	553,277	564,343	575,629
Ancillary Income	9,633	9,826	10,022	10,223	10,427	10,636	10,849	11,066	11,287	11,513
Vacancy	(34,391)	(35,078)	(35,780)	(36,496)	(37,225)	(37,970)	(38,729)	(39,504)	(40,294)	(41,100)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	36,122	37,206	38,322	39,472	40,656	41,876	43,132	44,426	45,759	47,131
Expenses less Mgt Fee	(372,059)	(383,221)	(394,717)	(406,559)	(418,756)	(431,318)	(444,258)	(457,586)	(471,313)	(485,452)
Property Mgmt	(27,414)	(27,962)	(28,522)	(29,092)	(29,674)	(30,268)	(30,873)	(31,490)	(32,120)	(32,763)
Reserves	(40,963)	(42,191)	(43,457)	(44,761)	(46,104)	(47,487)	(48,911)	(50,379)	(51,890)	(53,447)
NOI	52,590	49,873	46,988	43,930	40,690	37,261	33,637	29,810	25,771	21,511
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(13,546)	(13,952)	(14,371)	(14,802)	(15,246)	(15,703)	(16,174)	(16,660)	(17,159)	(17,674)
Cash Flow	39,044	35,921	32,617	29,128	25,444	21,558	17,463	13,150	8,611	3,837
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.06	1.05	1.04
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-031 Hand Trading Company, Pelham, Mitchell 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.44%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	587,142	598,885	610,863	623,080	635,541
Ancillary Income	11,743	11,978	12,217	12,462	12,711
Vacancy	(41,922)	(42,760)	(43,616)	(44,488)	(45,378)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	48,545	50,002	51,502	53,047	54,638
Expenses less Mgt Fee	(500,016)	(515,017)	(530,467)	(546,381)	(562,772)
Property Mgmt	(33,418)	(34,086)	(34,768)	(35,463)	(36,172)
Reserves	(55,050)	(56,702)	(58,403)	(60,155)	(61,960)
NOI	17,024	12,299	7,328	2,101	(3,391)
Mortgage A	-	-	-	-	-
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(17,024)	(12,299)	(7,328)	(2,101)	-
Cash Flow	-	-	-	-	(3,391)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.03	1.02	1.01	1.00	0.99
Mortgage A Balance					
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-031 Hand Trading Company, Pelham, Mitchell 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.44%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

<p>The project is an adaptive reuse historic mixed-use project. These projections only show the residential income and expenses, a seperate proforma with the commerical space is included in the application in Tab 1</p> <p>Per the lease agreement with the Joint Development Authority 10% on Net Cash Flow after Asset Mgt fees and deferred developer fees will be paid to the Authority as an additional lease payment. These subordinate lease payments are not reflected on these projections.</p>	
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PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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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17.)
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19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The applicant is proposing an adaptive reuse historic mixed income property that is able to utilize a multitude of financing incentives to provide an affordable housing option to the community. Through the use of the Federal and State Historic Tax Credit equity, almost 25% of the total development cost for the residential units is being funded with non LIHTC sources. This high leveraging is allowing a long term debt free project to this small rural community that couldnt afford the project without this assistance. The projects operating expense coverage ratio maintains 1.15 through year 15 of the compliance period.

The development plan conforms to all of DCA's requirements with the exception of the items that have previously approved by DCA during the waiver process.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.

Pass?

Is this Criterion met?

		New Construction and Acquisition/Rehabilitation				Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)			
	Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type			
Detached/Semi-Detached	Efficiency	0	0	117,818 x 0 units = 0	0	0	129,599 x 0 units = 0		
	1 BR	1	0	154,420 x 0 units = 0	0	0	169,862 x 0 units = 0		
	2 BR	2	0	187,511 x 0 units = 0	0	0	206,262 x 0 units = 0		
	3 BR	3	0	229,637 x 0 units = 0	0	0	252,600 x 0 units = 0		
	4 BR	4	0	270,341 x 0 units = 0	0	0	297,375 x 0 units = 0		
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>		
Row House	Efficiency	0	0	110,334 x 0 units = 0	0	0	121,367 x 0 units = 0		
	1 BR	1	0	144,909 x 0 units = 0	0	0	159,399 x 0 units = 0		
	2 BR	2	0	176,506 x 0 units = 0	0	0	194,156 x 0 units = 0		
	3 BR	3	0	217,443 x 0 units = 0	0	0	239,187 x 0 units = 0		
	4 BR	4	0	258,414 x 0 units = 0	0	0	284,255 x 0 units = 0		
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>		
Walkup	Efficiency	0	0	91,210 x 0 units = 0	0	0	100,331 x 0 units = 0		
	1 BR	1	0	125,895 x 0 units = 0	0	0	138,484 x 0 units = 0		
	2 BR	2	0	159,553 x 0 units = 0	0	0	175,508 x 0 units = 0		
	3 BR	3	0	208,108 x 0 units = 0	0	0	228,918 x 0 units = 0		
	4 BR	4	0	259,274 x 0 units = 0	0	0	285,201 x 0 units = 0		
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>		
Elevator	Efficiency	0	0	95,549 x 0 units = 0	0	0	105,103 x 0 units = 0		
	1 BR	1	0	133,769 x 0 units = 0	20	2,942,900	147,145 x 20 units = 2,942,900		
	2 BR	2	0	171,988 x 0 units = 0	24	4,540,464	189,186 x 24 units = 4,540,464		
	3 BR	3	0	229,318 x 0 units = 0	10	2,522,490	252,249 x 10 units = 2,522,490		
	4 BR	4	0	286,647 x 0 units = 0	0	0	315,311 x 0 units = 0		
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>54</i>	<i>10,005,854</i>	<i>10,005,854</i>		
Total Per Construction Type		0	0	0	54	10,005,854	10,005,854		

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

11,951,400

Cost Waiver Amount:

Historic Preservation Pts

2

Community Transp Opt Pts

2

Project Cost Limit (PCL)

10,005,854

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

Threshold Justification per Applicant

DCA's Comments:

Due to the unique nature of this development the applicant requested a project cost limit waiver from DCA in the amount of \$1,950,000. DCA reviewed our waiver request and granted the waiver. The revised project cost limit with our \$1,950,000 conditional waiver is \$11,955,000. See Tab 2 for a copy of the waiver and documentation.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

The property will serve a 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:

The manager will have movie nights, holiday parties, and socials monthly.

Health education, nutrition and wellness classes will be offered at the property

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.

4) Other services approved by DCA

Specify:

[Redacted]

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.

[Redacted]

Threshold Justification per Applicant

DCA's Comments:

The property manager will oversee the recreational programs. Phoebe Primary Care of Pelham will be offering on-site health classes. Additional documentation on this program can be found in the scoring section in Tab 40 Section A.

[Redacted]

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.

Pass?	
A.	Bowen National
B.	8 Months
C.	95.90%
D.	14.20%

Project Nbr	Project Name
1	2014-040 Southfork
2	2014-017 Campbell Place

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.	Yes
----	------------

Threshold Justification per Applicant

According to the Market Study, the four competitive LIHTC projects have a combined occupancy rate of 100%, all of which maintain extensive wait lists. This indicated that significant pent-up demand exists for additional affordable rental housing within the market. The overall capture rate for the project is 17.6% and the capture rate for the tax credit units is 14.2%, which is within DCA guidelines. Also, noted in the market study, is the 10 market-rate units proposed at the subject site have a capture rate of just 7.1% demonstrating that significant demographic support also exists for the proposed unrestricted market-rate units. The overall capture rate for the one-bedroom units is 9.1%, the two bedroom units is 8.5%, and three bedroom units is 8.0%.

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?

Pass?	
A.	No
B.	No
Appraiser's Name:	
1)	
2)	
3)	
4)	
C.	
D.	
1)	No
2)	No
3)	No

Threshold Justification per Applicant

No Identity of Interest. No Appraisal required per QAP.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.

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PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.

7 ENVIRONMENTAL REQUIREMENTS

Pass?	
-------	--

- A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?
 - 1) If "Yes", name of company that prepared the noise assessment?
 - 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
 - 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

A. Geotechnical & Environmental Consultants	
B. Yes	
C. Yes	
1) Geotechnical & Environmental Consultants	
2) 64.1	

Railways, Roadways, Airports

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

D.	
1) Yes	
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	
 - 2) Noise?

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

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

Yes	
-----	--
 - 5) Endangered species?

No	
Yes	
 - 6) Historic designation?

No	
Yes	
 - 7) Vapor intrusion?

No	
Yes	
 - 8) Asbestos-containing materials?

Yes	
-----	--

9) Mold?	No	
10) PCB's?	No	
11) Radon?	No	

12) Other (e.g., Native American burial grounds, etc.) - describe in box below:
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) No	
3) No	
G. N/A	

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

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

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

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

I. List all contiguous Census Tracts: I. _____

J. Is Contract Addendum included in Application? J. _____

Threshold Justification per Applicant

All identified "non-scope" items will be mitigated during construction. The site is a designated Brownfield site, which will be further addressed during construction as outlined in the Brownfield scope of work (located in Tab 28). A Phase II is also included with the report. All required mitigation has been included in the development budget and on the Rehab Work Scope form.

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Comments:

[Empty yellow box for DCA's Comments]

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?** Expiration Date: 12/31/19
- B. Form of site control: _____
- C. Name of Entity with site control: _____
- D. Is there any Identity of Interest between the entity with site control and the applicant?

	Pass?				
A.	Yes				
B.	Other (see comments)		<<Select>>		
C.		Hand TC Restoration, LP			
D.	Yes				

Threshold Justification per Applicant

The Applicant (Hand TC Restoration, LP) has site control through a Development Agreement with the Joint Development Authority of Mitchell County and Pelham, City of Pelham, and Mitchell County and the associated long term lease with JDA. The Development Agreement allows the applicant till December 31, 2019 to secure a tax credit award. The term of the lease is for a period of 45 years commencing on the date of the closing of the equity/tax credit investment in Lessee following the approval and award of the Historic Tax Credits and Low Income Housing Tax Credits. Please see the lease and development agreement included within the application in Tab 8.

DCA's Comments:

9 SITE ACCESS

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

	Pass?				
A.	Yes				
B.					
C.					
D.					

Threshold Justification per Applicant

The site is legally accessible by paved roads, side walks and the appropriate drawings, surveys, photographs reflecting such paved roads in included in the electronic application binder. See survey and site photos included in this application in Tab 9.

DCA's Comments:

10 SITE ZONING

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

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

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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

The property is properly zoned for the proposed project. The property is zoned C-2 Business District according to the official zoning of the City of Pelham. The C-2 Central District designation allows for the construction and operation of multifamily apartment units in accordance to the Zoning Ordinance of the City of Pelham. Public Parking will be used to meet the parking requirement and has prior approval of the Mayor and City Council. Please see the signed Zoning letter in Tab 10 of the application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

<<Enter Provider Name Here>>
Georgia Power

Pass?

1)	No	
2)	Yes	

Threshold Justification per Applicant

Georgia Power provides electricity for the building. Please see the letter from Georgia Power in Tab 11 of the application.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?

A1)	No	
2)		
B1)	Yes	
2)	Yes	

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

- 1) Public water
- 2) Public sewer

City of Pelham
City of Pelham

Threshold Justification per Applicant

The City of Pelham provides water and sewer service to the building. Please see the letter from the City of Pelham in Tab 12 of the application.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

	Yes	
A.	Agree	
B.	Agree	

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

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

A1)	Room	
A2)	Other - explain:	Per Approved DCA waiver see below
A3)	Washer and dryer in each unit	

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

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) Wellness Center		
2) Furnished Exercise / Fitness Center		

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

3) Equipped Computer Center		
4)		

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

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

C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	

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

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

D.	N/A	
1)		
2)		
3a)		
3b)		

Threshold Justification per Applicant

Due to the small site boundaries of the project, the applicant requested a waiver at pre-application from providing an exterior gathering area. DCA approved the waiver request as long as the applicant included an Additional Site Amenity to replace the Exterior Gathering Area therefore the applicant is providing three (3) Additional amenities instead of two (2). See the conceptual site plan for all of the amenities and options included in the application.

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

A. **Historic Preservation** <<Select>>

B. Date of Physical Needs Assessment (PNA):

B. **April 27, 2017**

Name of consultant preparing PNA:

Newbanks

Is 20-year replacement reserve study included?

Yes	
-----	--

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

C. **No**

Name of qualified BPI Building Analyst or equivalent professional:

not applicable for adaptive reuse

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:

D. **Yes**

DCA Rehabilitation Work Scope form referenced above clearly

1. All immediate needs identified in the PNA.

1) **Yes**

addresses:

2. All application threshold and scoring requirements

2) **Yes**

3. All applicable architectural and accessibility standards.

3) **Yes**

4. All remediation issues identified in the Phase I Environmental Site Assessment.

4) **Yes**

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

E. **Agree**

Threshold Justification per Applicant

Please see the PNA in tab 14 along with the 20 year replacement reserve study. Per QAP, no Energy Audit is required as building is an adaptive reuse.

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?

A. **Yes**

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

Yes

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

B. **Yes**

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?

C. **Yes**

Site Map delineates the approximate location point of each photo?

Yes

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D. **Yes**

Threshold Justification per Applicant

The site plan conforms to all required amenities.

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?

A. **Agree**

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?

B. **Agree**

Threshold Justification per Applicant

Applicant agrees to ensure that all required Building Sustainability requirements will be implemented in the design, construction and operation of the project.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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	3	3	5%
1) b. Roll-In Showers	2	2	40%
2) Sight / Hearing Impaired	2	2	2%

Pass?	
A1).	Yes
2)	Yes
3)	Yes
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**

- 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

The Applicant will ensure all required accessibility laws are compiled with during the design, construction, and operation of the project. Additionally the applicant will contract with Zeffert & Associates to conduct the required pre-construction plan and specification review, training sessions for General Contractor and SubContractors, and construction inspections.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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?	
Yes	
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. Yes	
--------	--

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

B. 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)	
C. 2)	

Threshold Justification per Applicant

This Historic Mixed-Use project will be construction to meet all of the architectural guidelines and standards of DCA with the exception of those items already approved in the applicants architectural and rehab waivers approved by DCA during the pre-application process. Except for the windows and transoms, the exterior envelope is made entirely of concrete, brick, and stone.

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. Certifying GP/Developer
- F. << Select Designation >>

Threshold Justification per Applicant

The project team received a Project Team Determination letter from DCA on April 26, 2017. Please see the signed letter within Tab 19 of the application.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

Pass?	
A. Yes	
B. No	
C. Yes	

Threshold Justification per Applicant

All required documentation was submitted at Pre-Application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.

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

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

Pass?		

Threshold Justification per Applicant

Not Applicable

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?		

Threshold Justification per Applicant

Not Applicable

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?		
	Yes	
	No	

Threshold Justification per Applicant

Applicant is not claiming acquisition credits; however, to meet Threshold requirements we have included a legal opinion in Tab 23.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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.	Yes	
B1)	No	
2)	No	
3)	No	
C.	Yes	

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

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

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

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

Threshold Justification per Applicant

There is one commercial tenant in the building. He will be relocated nearby by during construction and then return once complete. There are currently no residential units or tenants to relocate. Please see the relocation plan in Tab 24

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

Pass?		
A.	Agree	
B.	Agree	
C.	Agree	
D.	Agree	
E.	Agree	
F.	Agree	
G.	Agree	
H.	Agree	

Threshold Justification per Applicant

Applicant will prepare and submit the required AFFH marketing plan once selected as required.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

The applicant is utilizing numerous resources of funding for the redevelopment of the Hand Building. The applicant is using state and federal Historic Tax Credits paired with state and federal Low Income Housing Tax Credits. Without pairing the Historic and LIHTC's, the redevelopment would not be financially feasible. Please see the leveraging section in Tab 36

PART EIGHT - THRESHOLD CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Comments:

[Empty yellow box for DCA's Comments]

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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

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

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

Score Value	Self Score	DCA Score
92	66	20
TOTALS:	10	10
	0	0
	0	0

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

	A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	Nbr	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
1		0		0		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 - 2017-031 Hand Trading Company, Pelham, Mitchell County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	66	20
	3	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: **54**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
12	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
22.22%	0.00%

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:	

0.00%	0.00%
0	0

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

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

Scoring Justification per Applicant

No Undesirable Sites were located. The project is well located to shopping and the local schools as evidenced in this application. In addition, the projects central location in downtown which also allows the project to qualify for the Bonus Desirable Points. Please review the Desirable/Undesireable form and backup documentation included in Tab 26 of this application.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

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

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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

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

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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

Hand Trading Company and its future residents are served by the Southwest Georgia Regional Commission transit program. This is an "on call" service that is used by the residents of Pelham and Mitchell, Georgia. A letter signed by Michael Erwin, General Manager, is provided in the application in Tab 27 and confirms that services are to be available "on site" to all of the residents of Hand Trading Company.

DCA's Comments:

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

<< Enter transit agency/service name here >>	<Enter phone here>
<< Enter specific URL/webpage showing established <u>schedule</u> from transit agency website here >>	
<< 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.	0	0
3	1.		
2	2.		
1	3.		
2	4.	2	

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	2	
----------	----------	--

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

Georgia Environmental Protection Division

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

Geotechnical & Environmental Consultants, Inc.

Yes/No Yes/No

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

Yes

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily

Rural

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

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

Date of Course
Date of Course

2/14/17

Dustin Merriman
<<Enter Participant's Name here>>

IDP Housing, LP/Integrity Development Partners, LLC
<<Enter Participant's Company Name here>>

Yes

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

Yes

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

Date of Audit

Date of Report

X **N/a**

A. Sustainable Communities Certification

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

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

1. EarthCraft Communities

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

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

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

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>>

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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	
B.	1	Yes	
C.	3	Yes/No	Yes/No
1.		N/a	
D.	1	1	0
1.		No	
2.		Yes	
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 $\geq 30\%$, 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

The project is an adaptive use of an a historic structure. All required DCA Building Sustainability requirements utilizing new construction standards will be implemented in the design, construction and operations of the project. The applicant commits to obtaining Earth Craft House Multifamily certification. In addition the development will produce a higher performing building by demonstrating a 10% improvement over the baseline performance rating. The energy savings will be established following the Performance Rating Method outlined in ASHREA 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines. The scoring worksheet for Earthcraft and the energy model is included in Tab 29 along with the attendance certificate from DCA's Green Affordable Building class. Per QAP and Q&A, energy audits are not required for adaptive reuse projects.

DCA's Comments:

7. STABLE COMMUNITIES

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

A Census Tract Demographics

& Competitive Pool chosen: **Rural**

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

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

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

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

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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Score Value	Self Score	DCA Score
TOTALS:	92	66
	10	20
	3	0
	No	
	Yes	
	N/a	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b) Includes public input and engagement during the planning stages?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e) Discusses resources that will be utilized to implement the plan?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f) Is included in full in the appropriate tab of the application binder?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	

Website address (URL) of Revitalization Plan:

http://www.swgrcplanning.org/uploads/6/1/8/4/61849693/final_copy__ras_pelham.pdf

Website address (URL) of Transformation Plan:

A. Community Revitalization

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

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

i.)	page 8
ii.)	3/18/16
	1 yr, 2 mo

2	A.	1	
		Yes/No	Yes/No

i.)	Yes	
ii.)	Yes	

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

a)	2/24/16	
	The Pelham Journal	
b)	Published local govt public mtg	<<Select Event 2 type>>
	2/25/16	
c)	Non-profit organization	Non-profit organization
	Chamber of Commerce	Mainstreet Program

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **13205090500** Eligible Basis Adjustment: **DDA/QCT**

1	1.	1	
1	2.		

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell 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	Website	Yes/No	Yes/No
Contact Name	Direct Line		
a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes.		1	
CBO 1 Name	Purpose:		Letter of Support included?
Community/neighborhd where partnership occurred	Website		
Contact Name	Direct Line		N/a
CBO 2 Name	Purpose:		Letter of Support included?
Community/neighborhd where partnership occurred	Website		
Contact Name	Direct Line		N/a
ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder.		ii.	N/a
iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process.		iii.	N/a
or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.		b)	N/a

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, as delineated by the Community Transformation Plan, to increase residents' access to local resources such as employment, education, transportation, and health?			N/a
ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?			N/a
iii. CQB Name	Website		
Contact Name	Direct Line		
Email			

2. Quality Transformation Plan

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

4

2.

a) Public and Private Engagement		Tenancy: Family		N/a
Family Applicants must engage at least <u>two</u> different Transformation Partner types, while Senior Applicants must engage at least <u>one</u> . Applicant agrees?				
i. Transformation Partner 1	<Select Transformation Partner type>	Date of Public Meeting 1 between Partners		
Org Name		Date(s) of publication of meeting notice		
Website		Publication(s)		
Contact Name	Direct Line	Social Media		
Email		Mtg Locatn		
Role		Which Partners were present at Public Mtg 1 between Partners?		

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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Score Value	Self Score	DCA Score
TOTALS: 92	66	20

ii. Transformation Partner 2	<Select Transformation Prtrn type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name			Date(s) of publication of meeting notice	
Website			Publication(s)	
Contact Name	Direct Line		Social Media	
Email			Mtg Locatn	
Role			Which Partners were present at Public Mtg 2 between Partners?	

b) *Citizen Outreach* Choose either "I" or "ii" below for (b).

i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i.	N/a	
or	Nbr of Respondents			
ii. Public Meetings		ii.	N/a	

Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			

c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:

i. Local Population Challenge 1	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
ii. Local Population Challenge 2	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iii. Local Population Challenge 3	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iv. Local Population Challenge 4	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
v. Local Population Challenge 5	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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Score Value	Self Score	DCA Score	
TOTALS:	92	66	20
4	2		
1	1		

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Family

Source	Integrity Development Partners, LLC and SCG Development Partners, LLC		Bank Name	Southwest Georgia Bank	
Contact	Rhett Holmes	Direct Line	(229) 219-6762	Account Name	Account will be established upon closing
Email	rholmes@idphousing.com		Bank Website	www.sgfc.com	
Bank Contact	Jeff Hanson	Direct Line	(229) 244-4444	Contact Email	jeff.hanson@sgfc.com

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

Description of Use of Funds
As required per the QAP, the proposed development is a Family property, therefore the funds must support the goal of increasing educational achievement of children age 18 and under living in the property. Integrity Development Partners, LLC and SCG Development Partners, LLC is committing the \$50,000 for services to support the provision of community services and resources to the proposed development's future residents. If awarded, \$50,000 of the applicant's developer fee will be directed to a designated financial account that is capable of documenting specific deposits and expenditures. The funds will be spent out over a five year period following the date that the development is placed in serviced on increasing educational achievement of children age 18 and under living in the property.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.
Not Applicable

2. Long-term Ground Lease

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

1	2.		
		No	
		No	
2	3.	1	

3. Third-Party Capital Investment

Competitive Pool chosen: **Rural**

Unrelated Third-Party Name	Joint Development Authority of Mitchell County and Pelham		Improvement Completion Date	
Unrelated Third-Party Type	Additional documentation required - see QAP. Government		Improvement Completion Date	5/31/19
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	0.3	miles		

Description of Investment or Funding Mechanism	At least \$250,000 will be coming form the general fund of the Joint Development Authority of Pelham, City of Pelham, and Mitchell County.		
Description of Investment's Furtherance of Plan	N/A.		
Description of how the investment will serve the tenant base for the proposed development	The Hand Trading Company development is unlike most developments in rural Georgia. It is located in downtown Pelham and sits on less than one acre of land encompassed by the entire building. The third party investment by the Joint Development Authority of Pelham and Mitchell County (JDA), will create offsite amenities such as a playground and splash pad that will be able to be used by the children of the residents of the Hand Trading Company.		

Full Cost of Improvement as a Percent of TDC:	250,000		Total Development Costs (TDC):	11,951,400
	2.0918%	0.0000%		

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	20
10	No	
D.	No	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

The Hand Trading Company is located in a revitalization area and the development qualifies for points under the Community Investment Fund and Third Party Capital Investment . Please see a copy of the Plan along with other required documentation in Tab 31 for scoring justification. The City of Pelham and Mitchell County has also agreed to fully abate property taxes, waive all permitting fees, and provide at least \$250,000 in community improvements that will be located in close proximity to the Hand Trading Building.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

Competitive Pool chosen:

Rural

4

4	0
---	---

A. Phased Developments

Phased Development?

No

0

3

N/a	
-----	--

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

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

Number:

Name

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

Number:

Name

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

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

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

0	0
---	---

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

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

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

4	0
---	---

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

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

3	1.	3	
1	2.	1	
2	3.		

Scoring Justification per Applicant

There has not been a tax credit project awarded in Pelham since 2000 and don't know of any LIHTC projects ever completed in City of Pelham.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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

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

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

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

According to the Market Study, the four competitive LIHTC projects to have a combined occupancy rate of 100%, all of which maintain extensive wait lists. This indicated that significant pent-up demand exists for additional affordable rental housing within the market. The overall capture rate for the project is 17.6% and the capture rate for the tax credit units is 14.2%, which is within DCA guidelines. Also, noted in the market study, is the 10 market-rate units proposed at the subject site have a capture rate of just 7.1% demonstrating that significant demographic support also exists for the proposed unrestricted market-rate units. The overall capture rate for the one-bedroom units is 9.1%, the two bedroom units is 8.5%, and three bedroom units is 8.0%.

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.	N/a	

12. EXCEPTIONAL NON-PROFIT

0

3

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	Yes/No	Yes/No
	N/a	
	N/a	
	N/a	

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2

2	
----------	--

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

Unit Total

54

MGP	SIG GP Pelham, LLC	0.0100%	Rhett Holmes	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Integrity Development Partners, LLC	0.0000%	Rhett Holmes
OGP2	0	0.0000%	0	Co-Developer 1	SCG Development Partners, LLC	0.0000%	Stephen Wilson
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Stratford Capital Group	98.9900%	Stephen P. Wilson	Developmt Consult	0	0.0000%	0
State LP	Sugar Creek Realty	1.0000%	Christopher Hite				

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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	Score Value	Self Score	DCA Score
TOTALS:	92	66	20

The property is located in Pelham, Mitchell County, Georgia which qualifies as Rural per QAP. This is the only application being submitted by this development team in this application round.

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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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: **Pelham** County: **Mitchell** QCT? **No** Census Tract #: **13205090500**

Scoring Justification per Applicant

DCA's Comments:

Not Applicable	
----------------	--

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4

	4	0
	Yes/No	Yes/No
a)	Yes	
b)	Yes	
c)	Yes	
d)	N/a	
e)	N/a	
f)	N/a	

Indicate that the following criteria are met:

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	2,944,500
f)	
g)	
h)	
i)	
j)	
2,944,500	

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

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

TQS as a Percent of TDC:

11,951,400
24.6373%

0.0000%

2. Point Scale

Scoring Justification per Applicant

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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Score Value	Self Score	DCA Score
TOTALS:	92	66 20

The project qualifies for Federal Historic tax credits and State Historic Tax Credits. The investors are contributing a total of \$2,981,559 in equity in exchange for the Historic Tax Credits. Stratford Capital Group is contributing \$1,468,000 in exchange for the Federal Historic Tax credits and Sugar Creek Capital is contributing \$1,513,559 in exchange for the State Historic Tax Credits. The \$2,944,500 entered above is calculated by taking Stratford Capital Groups \$1,468,000 plus Sugar Creeks \$1,513,559 less the amount of equity that has been allocated to the commercial cost of this project of \$37,059 resulting in \$2,944,500 of Historic Equity qualifying as Historic Tax Credit Proceeds for scoring purposes in the the leveraging section. The application has received its Part 1 and Part 2 approvals for the Historic Tax Credits as well as having an allocation of \$2,018,079 of Georgia Historic Tax Credits from the Georgia Department of Revenue. Please see the equity commitments, NPS Part 2 approvals, and the allocation letter of Georgia Historic Tax Credits in Tab 36 of the application.

DCA's Comments:

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:

3		
	No	
	<u>Ranking Pts</u>	<u>Value Range</u>
	1.	0 - 10
	2.	0 - 10
	3.	0 - 5
	4.	0 - 5
	5.	0 - 5
	6.	0 - 5
	Total:	0

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

5
44
4
17

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

B. Target Population Preference

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

3	0	0
1.		
2.		

Scoring Justification per Applicant

Applicant meets all requirements for Integrated Supportive Housing.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: Deemed historic via approved NPS Part 1 Evaluation of Significance

Historic Credit Equity:

1,450,000

2	2	0
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PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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		Score Value	Self Score	DCA Score
TOTALS:		92	66	20
A. Historic <i>and</i> Adaptive Reuse	Historic adaptive reuse units:	54	2	A. 2
	Total Units	54		
	% of Total	100.00%		

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

The project qualifies for Historic tax credits and has received its Part 2 for the Historic Tax Credits from SHPO and the NPS. Additionally the project has been allocated \$2,018,079 in Georgia State Historic Tax Credits from the Georgia Department of Revenue.

B. Historic	Nbr Historic units:	54	1	B.
	Total Units	54		
	% of Total	100.00%		

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

DCA's Comments:

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

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

Pre-requisites:

Agree or Y/N Agree or Y/N

- 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	
Yes	
Yes	
Agree	

Mitchell County ranks 102 out of 159 counties in the State of Georgia in Length of Life according to the www.countyhealthrankings.org website due to the negative health behaviors of the Mitchell County Population. According to the same website, Mitchell County is above the state average in the following in adult smoking, adult obesity, physical inactivity, and lack of access to exercise opportunities.

The Community Health Status Indicators (CHSI) show a county health status profile that looks at mortality, morbidity, health care access and quality, health behaviors, social factors and physical environment. By looking at the factors, Mitchell as a county can assess where we can make changes to the increase the health of the community. The (CHSI) shows that 30.2% of the population is living in poverty, 31.6% of population of the county report no leisure time physical activity, 36.8% of the county is obese, and 10.2% of the population has diabetes.

The Archbold Community Health Needs Assessment received community input through written surveys from City of Camilla health screen participants, the Mitchell County Children and Youth Collaborative, Mitchell County Family Connection, and the Mitchell County Health Department (typically representing low-income/minority/medically underserved population). The greatest medical needs according to community perception included: Diabetes, High Blood Pressure, Cancer, Obesity, Heart Disease, Drug Addiction, Alcohol Abuse, and Back/Joint Pain.

The Phoebe Putney Memorial Hospital 2016 Community Health Needs Assessment reported four main health issues for its Primary Service Area of Dougherty, Lee, Mitchell, Terrell, and Worth counties. Mental Illness or Mental Health was the single most mentioned health issue facing the service area today. Chronic Diseases was the largest by group (Diabetes, Hypertension, Heart Disease) with Obesity viewed as a major driver of chronic disease and health outcomes.

A. Preventive Health Screening/Wellness Program for Residents		3	3	0
1. a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?	a)		Agree	
b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?	b)		Yes	
c) The preventive health initiative includes wellness and preventive health care education and information for the residents?	c)		Yes	

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

Occurrence

Cost to Resident

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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	Score Value	Self Score	DCA Score
TOTALS:	92	66	20
a) Screening and preventative education for diseases such as high blood pressure and diabetes	Monthly	0	0
b) Assess future disease risk factors such as obesity	Monthly	0	0
c) Educational Videos and Powerpoints on Healthy Living	Monthly	0	0
d) Increasing Physical Activity Education	Monthly	0	0

B. Healthy Eating Initiative

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

C. Healthy Activity Initiative

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

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

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:			
a) Be well illuminated?		f) Provide trash receptacles?	f)
b) Contain an asphalt or concrete surface?		g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?	g)
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?		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

The applicant has entered into an MOU with the Pheobe Primary Care of Pelham to provide wellness services for the residents of the Hand Trading Company. Please see the information in Tab 40 of the application regarding the services to be provided along with the other required documentation per the QAP.

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?

NOTE: 2013-2016 CCRPI Data Must Be Used
 District / School System - from state CCRPI website: **Pelham City Schools**
 Tenancy: Family
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

3	2	0
	Yes	
	N/a	
Average	CCRPI >	

CCRPI Scores from School Years Ending In:

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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								Score Value	Self Score	DCA Score
								92	66	20
								TOTALS:		
<u>School Level</u>	<u>School Name (from state CCRPI website)</u>	<u>Grades Served</u>	<u>Charter School?</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>CCRPI Score</u>	<u>State Average?</u>	
a) Primary/Elementary	Pelham Elementary School	K-5	No		69.80	69.80	60.80	66.80	No	
b) Middle/Junior High	Pelham City Middle School	6-8	No		771.00	73.50	75.20	306.57	Yes	
c) High	Pelham High School	9-12	No		72.20	84.90	78.90	78.67	Yes	
d) Primary/Elementary	Pelham Elementary School	K-5	No							
e) Middle/Junior High	Pelham City Middle School	6-8	No							
f) High	Pelham High School	9-12	No							

Scoring Justification per Applicant

Pelham City Middle School and Pelham High School both qualify for points under this section. Please see the attached letter in Tab 41 from the superintendent of the Pelham schools which verifies that Hand Trading Company residents are eligible to attend the above schools.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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Score Value	Self Score	DCA Score
92	66	20
	0	0

TOTALS:

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%

2
2

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

Project City	Pelham
Project County	Mitchell
HUD SA	Mitchell Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

Not Applicable

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10	10	10

Base Score

Deductions

Additions

Scoring Justification per Applicant

The applicant should receive full 10 points for compliance and performance.

DCA's Comments:

TOTAL POSSIBLE SCORE **92** **66** **20**

EXCEPTIONAL NONPROFIT POINTS 0

INNOVATIVE PROJECT CONCEPT POINTS 0

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

PART NINE - SCORING CRITERIA - 2017-031 Hand Trading Company, Pelham, Mitchell County

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**Score
Value**

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

TOTALS:

92

66	20
-----------	-----------

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

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

Hand Trading Company

Pelham, Mitchell County

As required per the QAP, the proposed development is a Family property, therefore the funds must support the goal of increasing educational achievement of children age 18 and under living in the property. Integrity Development Partners, LLC and SCG Development Partners, LLC is committing the \$50,000 for services to support the provision of community services and resources to the proposed development's future residents. If awarded, \$50,000 of the applicant's developer fee will be directed to a designated financial account that is capable of documenting specific deposits and expenditures. The funds will be spent out over a five year period following the date that the development is placed in serviced on increasing educational achievement of children age 18 and under living in the property.

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

Hand Trading Company
Pelham, Mitchell County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Hand Trading Company

Pelham, Mitchell County

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

Scoring Section 16 - Innovative Project Concept Narrative

Hand Trading Company

Pelham, Mitchell County

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

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

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

To DCA:

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

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

- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.

- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.

- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.

- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and revealed.

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]