

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-033 Prominence Senior Village, Canton, Cherokee 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)

Prominence Senior Village, LP				Name of Principal	Josh Thomason
295 W Crossville Rd, Suite 720				Title of Principal	Manager of GP
Roswell		Fed Tax ID:	TBD	Direct line	(404) 202-1357
GA	Zip+4	30075-6229	Org Type:	For Profit	Cellular
(404) 202-1357		E-mail	josh@piedmonthousinggroup.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.

Cherokee Housing Ventures, LLC				Name of Principal	Josh Thomason
295 W Crossville Rd, Suite 720				Title of Principal	Manager of GP
Roswell		Website	piedmonthousinggroup.com	Direct line	(404) 202-1357
GA	Zip+4	30075-6229		Cellular	(404) 202-1357
(404) 202-1357		E-mail	josh@piedmonthousinggroup.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.

Affordable Equity Partners, Inc. (PROPOSED)				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.aepartners.com	Direct line	(573) 443-2021
MO	Zip+4	65203-4924		Cellular	(573) 424-8811
(573) 443-2021		E-mail	bkimes@aepartners.com		

b. State Limited Partner

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

Affordable Equity Partners, Inc. (PROPOSED)				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.aepartners.com	Direct line	(573) 443-2021
MO	Zip+4	65203-4924		Cellular	(573) 424-8811
(573) 443-2021		E-mail	bkimes@aepartners.com		

3. NONPROFIT SPONSOR

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

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

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II. DEVELOPER(S)

A. DEVELOPER

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

Piedmont Housing Group, LLC				Name of Principal	Josh Thomason
295 W Crossville Rd, Suite 720				Title of Principal	Developer
Roswell		Website	piedmonthousinggroup.com		Direct line
GA		Zip+4	30075-6229		Cellular
(404) 202-1357		E-mail	josh@piedmonthousinggroup.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

Max Elbe				Name of Principal	Max Elbe
1831 Village Crossing Drive				Title of Principal	
Daniel Island		Website	www.lchousing.com		Direct line
SC		Zip+4	29492-8540		Cellular
(678) 895-6172		E-mail	max@lchousing.com		

B. GENERAL CONTRACTOR

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

Fairway Construction Co., Inc.				Name of Principal	Will Markel
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.fairwayconstruction.com		Direct line
MO		Zip+4	65203-4924		Cellular
(573) 443-2021		E-mail	wmarkel@jesmith.com		

C. MANAGEMENT COMPANY

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

Fairway Management, Inc.				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website	www.fairwaymanagement.com		Direct line
MO		Zip+4	65203-4924		Cellular
(573) 443-2021		E-mail	bkimes@aepartners.com		

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

E. ACCOUNTANT	CohnReznick LLP		Name of Principal	Dan Worrall
Office Street Address	3560 Lenox Rd NE, Suite 2800		Title of Principal	Partner
City	Atlanta	Website	www.cohnreznick.com	
State	GA	Zip+4	30326-4276	Direct line
10-Digit Office Phone / Ext.	(404) 847-9447	E-mail	dan.worrall@cohnreznick.com	
			Cellular	

F. ARCHITECT	Martin Riley Associates – Architects, P.C.		Name of Principal	Mike Riley
Office Street Address	215 Church Street		Title of Principal	Partner
City	Decatur	Website	www.martin-riley.com	
State	GA	Zip+4	30030-3330	Direct line
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com	
			Cellular	

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

A. LAND SELLER (If applicable)	James V. Phillipone, P.C. Profit S	Principal	James Phillipone	10-Digit Phone / Ext.	585-325-7455x219
Office Street Address	31 E Main Street, STE 4000		City	Rochester	
State	NY	Zip+4	14614-1920	E-mail	james@philipponelaw.com

B. IDENTITY OF INTEREST

Is there an ID of interest	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	Yes	The proposed Federal and State Syndicator, Affordable Equity Partners, Inc. and proposed General Contractor, Fairway Construction Co., Inc. have an identity of interest with each other as they share common ownership.
7. Developer and Consultant?	No	
8. Other	Yes	The Managing General Partner, Cherokee Housing Ventures, LLC has an identity of interest with they Developer, Piedmont Housing Group, LLC as they share common ownership.

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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)?	Yes/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.	Yes/No	Brief Explanation
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.							
Managing Genrl Prtnr		No	No	For Profit	0.0100%	No		
Other Genrl Prtnr 1								
Other Genrl Prtnr 2								
Federal Ltd Partner		No	No	For Profit	98.9900%	No		
State Ltd Partner		No	No	For Profit	1.0000%	No		
NonProfit Sponsor								
Developer		No	No	For Profit		No		
Co-Developer 1								
Co-Developer 2								
Owner Consultant		No	No	For Profit		No		
Developer Consultant								
Contractor		No	No	For Profit		No		
Managemnt Company		No	No	For Profit		No		
					Total	100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

See clarification regarding "consultant" in Tab 19-Section B- Item 19 of the application.	
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Project Narrative
Prominence Senior Village
Canton, Cherokee County

Prominence Senior Village is a proposed 75 unit senior housing development for head of household sixty-two and older and will compete in the Flexible Pool. Prominence Senior Village will be located in Canton, Cherokee County, Georgia. The property is located off Prominence Point Parkway, part of parcel # 15N13 008. We believe that the development of Prominence Senior Village will provide quality affordable housing to the senior residents of Cherokee County. Not only will Prominence Senior Village provide the needed housing and economic boost, but it will provide it in the most beneficial and desirable location. There are a multitude of shopping and dining opportunities for the residents within a mile of Prominence Senior Village.

Prominence Senior Village will consist of one three-story building with an elevator. As stated previously, our residents will be head of household sixty-two and older and Prominence Senior Village will have other amenities geared towards an aging population, such as: a community room for community events, a fitness center with low impact exercise equipment appropriate for an aging population, a fully equipped computer center, a centralized laundry facility, a covered pavilion with a bbq area, a fenced community garden, a covered patio and sitting areas throughout the interior common space of the building for our residents to rest and socialize.

-Furthermore, Prominence Senior Village will obtain Ten (10) additional points over minimum in the Enterprise Foundation Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider). This will ensure that the property is developed in a sustainable manner and will extend the useful life of the development beyond what would be expected without the Green Communities Certification. This will furthermore ensure that the residents of Prominence Senior Village are afforded a more enjoyable and sustainable environment in which to live.

-There is a need for affordable senior housing in Cherokee County that is widely recognized in the community. Tim Morris, Director of Cherokee County Senior Services, recently stated in an article in the Cherokee Tribune & Ledger-News, "The problem I find is there is not nearly enough housing for seniors that are based on their income. We get more calls from seniors and family looking for a place that is affordable. This will be a problem in the future with the growth. We have a lot of seniors living on very low income". The development of Prominence Senior Village will increase the inventory of affordable senior housing that is very much needed in Cherokee County.

-In conclusion, Prominence Senior Village will be financed with equity from Affordable Equity Partners, a construction and perm loan from Lancaster Pollard which will be a FHA insured loan through the 221(d)(4) program and a construction loan from Sterling Bank. Affordable Equity Partners, Lancaster Pollard, HUD and Sterling Bank believe that investing in Prominence Senior Village is a sound decision, both from a financial and sociological perspective.

PART ONE - PROJECT INFORMATION - 2017-033 Prominence Senior Village, Canton, Cherokee 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:

2017-033

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 950,000	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round ----->	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application? No

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

Project Name previously used: Prominence Senior Village DCA Project Nbr previously assigned: 2016-075

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Josh Thomason		Title	Manager of General Partner	
Address	295 W Crossville Rd, Suite 720		Direct Line	(404) 202-1357	
City	Roswell		Fax	(404) 393-3275	
State	GA	Zip+4	30075-6229		Cellular
Office Phone	(404) 202-1357	Ext.	N/A	E-mail	josh@piedmonthousinggroup.com

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

IV. PROJECT LOCATION

Project Name	Prominence Senior Village		Phased Project?	Yes- w/Master Plan	
Site Street Address (if known)	Located off Prominence Point Parkway, part of parcel # 15N13 008		DCA Project Nbr of previous phase:	N/A	
Nearest Physical Street Address *	310 Prominence Point Parkway, Canton, GA 30114		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 34.191065	Longitude: -84.513095	Acreage	5.0000	
City	Canton	9-digit Zip**	30114-1500		Census Tract Number
Site is predominantly located:	Within City Limits	County	Cherokee		907.01
In USDA Rural Area?	No	In DCA Rural County?	No	Overall: Urban	QCT? No DDA? No
					HUD SA: MSA Atlanta-Sandy Springs-Ma

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

Congressional	State Senate	State House
11	14	21

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

Political Jurisdiction

City of Canton		Website	www.canton-georgia.com	
Name of Chief Elected Official	Gene Hobgood	Title	Mayor	
Address	151 Elizabeth Street		City	Canton
Zip+4	30114-3022	Phone	(770) 704-1527	
			Email	geneh@canton-georgia.com

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	75	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-033 Prominence Senior Village, Canton, Cherokee County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	54	0
Number of 50% Units	16	0
Number of 60% Units	38	0
Number of Unrestricted (Market) Units	21	
Total Residential Units	75	
Common Space Units	0	
Total Units	75	

D. Unit Area

Total Low Income Residential Unit Square Footage	45,240
Total Unrestricted (Market) Residential Unit Square Footage	17,340
Total Residential Unit Square Footage	62,580
Total Common Space Unit Square Footage	0
Total Square Footage from Units	62,580

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	18,751
Total Square Footage	81,331

F. Total Residential Parking Spaces

75

(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)

Other

If Other, specify: Elderly per HUD221D4-comment below

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP		Other	
% of Total Units		5.3%	Required:	5%
% of Units for the Mobility-Impaired		50.0%	Required:	40%
% of Total Units		2.7%	Required:	2%

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	2

C. Sight / Hearing Impaired

Nbr of Units Equipped:	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

Flexible

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-033 Prominence Senior Village, Canton, Cherokee 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
Piedmont Housing Group, LLC	Azalea Senior Village	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

No

First Building ID Nbr in Project

Last Building ID Nbr in Project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-033 Prominence Senior Village, Canton, Cherokee 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:

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? No

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

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

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

F. Projected Place-In-Service Date

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

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. PROJECT LOCATION-Phased Project? - Prominence Senior Village will be the first of three planned phases. Additional required documentation is included in tab 32.

VI. TENANCY-OTHER-Project will have a HUD221D4 loan. HUD's definition of elderly is different than DCAs. DCA requires that all residents be 62 or older in their Elderly definition. HUD requires that the head of household be 62 or older, but will not allow additional age restrictions beyond that. Therefore the Applicant will be following HUD's definition of Elderly and has thus selected "Other" as the tenancy type and provided this comment, which is our understand of how DCA has instructed we document this. Furthermore, all requirements of the QAP regarding senior developments will still be met.

XV. DCA COMMENTS - DCA USE ONLY

(This area is currently blank for DCA comments.)

PART THREE - SOURCES OF FUNDS - 2017-033 Prominence Senior Village, Canton, Cherokee County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		Yes	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods		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
Mortgage A	HUD 221(d)(4)	2,578,300	5.000%	1
Mortgage B	Sterling	5,674,466	5.500%	2
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Piedmont Housing Group, LLC	813,166		
Federal Housing Credit Equity	Affordable Equity Partners	1,614,839		
State Housing Credit Equity	Affordable Equity Partners	664,933		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		11,345,704		
Total Construction Period Costs from Development Budget:		11,345,704		
Surplus / (Shortage) of Construction funds to Construction costs:		(0)		

PART THREE - SOURCES OF FUNDS - 2017-033 Prominence Senior Village, Canton, Cherokee 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	
Mortgage A (Lien Position 1)	HUD 221(d)(4)	2,578,300	5.000%	40	40	149,190	Amor	
Mortgage B (Lien Position 2)								
Mortgage C (Lien Position 3)								
Other:								
Foundation or charity funding*								
Deferred Devlpr Fee	0.70%	Piedmont Housing Group, LLC	11,393	0.000%	15	0	11,393	Cash

Total Cash Flow for Years 1 - 15: 670,098
 DDF Percent of Cash Flow (Yrs 1-15) 1.700% 1.700%
 Cash flow covers DDF P&I? **Yes**

Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Affordable Equity Partners	8,074,193						
State Housing Credit Equity	Affordable Equity Partners	3,324,667						
Historic Credit Equity								
Invstmt Earnings: T-E Bonds								
Invstmt Earnings: Taxable Bonds								
Income from Operations								
Other:								
Other:								
Other:								
Total Permanent Financing:		13,988,553						
Total Development Costs from Development Budget:		13,988,553						
Surplus/(Shortage) of Permanent funds to development costs:		0						

Equity Check	+ / -	TC Equity
8,075,000	-807.00	% of TDC
3,325,000	-333.00	58%
		24%
		81%

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

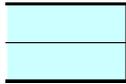
IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

The State Limited Partner will contribute capital for an allocation of 99.99% of the State Tax Credits at \$.35 per credit. The Federal Limited Partner will contribute capital for an allocation of 99.99% of the Federal Tax Credits at \$.85 per credit. The 5% effective interest rate for the HUD221D4 loan above consists of a 4.75% interest rate plus .25% MIP.	
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Months)

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PART FOUR - USES OF FUNDS - 2017-033 Prominence Senior Village, Canton, Cherokee County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				6,000	6,000				
Market Study				7,000	7,000				
Environmental Report(s)				7,500	7,500				
Soil Borings				6,500	6,500				
Boundary and Topographical Survey				5,400	5,400				
Zoning/Site Plan Fees				2,250				2,250	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Subtotal				34,650	32,400	-	-	2,250	
ACQUISITION					ACQUISITION				
Land				1,520,000				1,520,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
Subtotal				1,520,000		-		1,520,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	216,300		1,081,500	1,000,000			81,500	
Site Construction (Off-site)				18,500				18,500	
Subtotal				1,100,000	1,000,000	-	-	100,000	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				6,062,400	6,062,400				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
Subtotal				6,062,400	6,062,400	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%							
	6.000%	429,744	6.000%	429,744	429,744				
Builder Overhead	2.000%	143,248	2.000%	143,248	143,248				
General Requirements*	6.000%	429,744	6.000%	429,744	429,744				
*See QAP: General Requirements policy	14.000%	1,002,736							
Subtotal				1,002,736	1,002,736	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs				8,165,136.00					
Average TCHC:				108,868.48 per Res'l unit	108,868.48 per unit	100.39 per total sq ft			
				130.48 per Res'l unit SF	130.48 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency		5.00%		408,257	408,257				

PART FOUR - USES OF FUNDS - 2017-033 Prominence Senior Village, Canton, Cherokee 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	83,958	83,958			
Construction Loan Interest	327,291	266,043			61,249
Construction Legal Fees	40,500	40,500			
Construction Period Inspection Fees	27,000	27,000			
Construction Period Real Estate Tax	5,500	5,500			
Construction Insurance	15,000	15,000			
Title and Recording Fees	8,000	8,000			
Payment and Performance bonds	40,826	40,826			
Other:					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	548,075	486,827	-	-	61,249
PROFESSIONAL SERVICES					
Architectural Fee - Design	116,640	116,640			
Architectural Fee - Supervision	33,000	33,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	37,565	37,565			
Accessibility Inspections and Plan Review	6,500	6,500			
Construction Materials Testing	10,000	10,000			
Engineering	50,000	50,000			
Real Estate Attorney	48,000	38,000			10,000
Accounting	20,500	20,500			
As-Built Survey	3,400	3,400			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	345,605	335,605	-	-	10,000
LOCAL GOVERNMENT FEES Avg per unit: 8,197					
Building Permits	47,297	47,297			
Impact Fees	157,341	157,341			
Water Tap Fees waived? <input type="text" value="No"/>	157,600	157,600			
Sewer Tap Fees waived? <input type="text" value="No"/>	252,500	252,500			
Subtotal	614,738	614,738	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	64,458				64,458
Permanent Loan Legal Fees	31,500				31,500
Title and Recording Fees	12,000				12,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: FHA Fees	33,519				33,519
Subtotal	141,477				141,477

PART FOUR - USES OF FUNDS - 2017-033 Prominence Senior Village, Canton, Cherokee 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)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	76,000	76,000				76,000
LIHTC Compliance Monitoring Fee	60,000	60,000				60,000
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	147,500				147,500
		EQUITY COSTS				
Partnership Organization Fees		5,000				5,000
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	5,000				5,000
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,626,333	1,626,333			
	Subtotal	1,626,333	1,626,333	-	-	-
		START-UP AND RESERVES				
Marketing		30,000				30,000
Rent-Up Reserves	89,063	89,063				89,063
Operating Deficit Reserve:	252,720	252,720				252,720
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 800	60,000	60,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	431,782	60,000	-	-	371,782
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		13,988,553	11,629,295	-	-	2,359,257
Average TDC Per:	Unit:	186,514.03	Square Foot:	172.00		

PART FOUR - USES OF FUNDS - 2017-033 Prominence Senior Village, Canton, Cherokee 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
0		0

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)
 Adjusted Eligible Basis
 Multiply Adjusted Eligible Basis by Applicable Fraction
 Qualified Basis
 Multiply Qualified Basis by Applicable Credit Percentage
 Maximum Tax Credit Amount

Type:

11,629,295	0	0
0		0
11,629,295	0	0
130.00%		
15,118,084	0	0
72.00%	72.00%	72.00%
10,885,020	0	0
9.00%		
979,652	0	0
979,652		

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.
 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

14,413,716	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):		
13,988,553				
2,578,300				
11,410,253	Funding Amount	0	Hist Desig	No

Equity Gap
 Divide Equity Gap by 10
 Annual Equity Required
 Enter Final Federal and State Equity Factors (not including GP contribution)

/ 10				
1,141,025	Federal		State	
1.2000	=	0.8500	+	0.3500
950,854				

Total Gap Method Tax Credit Calculation

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

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

950,000
950,000
950,000

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

PART FOUR - USES OF FUNDS - 2017-033 Prominence Senior Village, Canton, Cherokee County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard cost estimates provided by experienced multi-family construction company.

See Tab 1 in this application for a breakout of Local Government Fees.

Construction Period Interest estimated based on construction loan interest rate and timing of equity pay-ins. Construction loan fee based upon amount in preliminary debt commitment.

Professional Costs and Fees amounts estimated based upon other deals in owner's portfolio.

PART FOUR (b) - OTHER COSTS - 2017-033 - Prominence Senior Village - Canton - Cherokee, County

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

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
PRE-DEVELOPMENT COSTS << Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

[Empty light blue box for description]

[Empty light blue box for justification]

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

0

[Empty light blue box for description]

[Empty light blue box for justification]

Total Cost Total Basis

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

[Empty light blue box for description]

[Empty light blue box for justification]

Total Cost Total Basis

PROFESSIONAL SERVICES

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

[Empty light blue box for description]

[Empty light blue box for justification]

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

FHA Fees

FHA Fees for HUD 221(d)(4) Loan:
Up Front MIP: .5% or \$12,892
Application Fee .3% or \$7,735
Inspection Fee: .5% or \$12,892

Please see Tab 1 for Debt commitment and confirmaiton of fees

Total Cost

DCA-RELATED COSTS

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

Total Cost

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

Total Cost

EQUITY COSTS

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

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost Total Basis

OTHER COSTS

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-033 Prominence Senior Village, Canton, Cherokee County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Georgia DCA North 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			5	6			
Cooking	Electric	X			7	9			
Hot Water	Electric	X			14	19			
Air Conditioning	Electric	X			6	9			
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			21	27			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48			
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	94	118	0	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

DCA COMMENTS

II. UNIT SUMMARY

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

			Efficiency	1BR	2BR	3BR	4BR	Total	
Low-Income	60% AMI		0	8	30	0	0	38	(Includes inc-restr mgr units)
	50% AMI		0	4	12	0	0	16	
	Total		0	12	42	0	0	54	
Unrestricted Total Residential Common Space Total			0	6	15	0	0	21	(no rent charged)
			0	18	57	0	0	75	
			0	0	0	0	0	0	
			0	18	57	0	0	75	
PBRA-Assisted (included in LI above)	60% AMI		0	0	0	0	0	0	
	50% AMI		0	0	0	0	0	0	
	Total		0	0	0	0	0	0	
PHA Operating Subsidy- Assisted (included in LI above)	60% AMI		0	0	0	0	0	0	
	50% AMI		0	0	0	0	0	0	
	Total		0	0	0	0	0	0	
Type of Construction Activity	New Construction	Low Inc	0	12	42	0	0	54	
		Unrestricted	0	6	15	0	0	21	
		Total + CS	0	18	57	0	0	75	
	Acq/Rehab	Low Inc	0	0	0	0	0	0	
		Unrestricted	0	0	0	0	0	0	
		Total + CS	0	0	0	0	0	0	
	Substantial Rehab Only	Low Inc	0	0	0	0	0	0	
		Unrestricted	0	0	0	0	0	0	
		Total + CS	0	0	0	0	0	0	
	Adaptive Reuse Historic Adaptive Reuse							0	
	Historic		0	0	0	0	0	0	
Building Type: (for Utility Allowance and other purposes)	Multifamily		0	18	57	0	0	75	
		1-Story	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
		2-Story	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
		2-Story Wlkp	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
		3+-Story	0	18	57	0	0	75	
		Historic	0	0	0	0	0	0	
			SF Detached	Historic	0	0	0	0	0
	Townhome	Historic	0	0	0	0	0	0	
	Duplex	Historic	0	0	0	0	0	0	
	Manufactured home	Historic	0	0	0	0	0	0	

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

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	18	57	0	0	75
0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI
50% AMI
Total

0	5,520	26,400	0	0	31,920
0	2,760	10,560	0	0	13,320
0	8,280	36,960	0	0	45,240
0	4,140	13,200	0	0	17,340
0	12,420	50,160	0	0	62,580
0	0	0	0	0	0
0	12,420	50,160	0	0	62,580

Unrestricted
Total Residential
Common Space
Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

12,094

Laundry, vending, app fees, etc. **Actual pct of PGI:**

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	44,500
Maintenance Salaries & Benefits	27,500
Support Services Salaries & Benefits	12,991
Other (describe here)	
Subtotal	84,991

On-Site Office Costs

Office Supplies & Postage	7,000
Telephone	4,800
Travel	4,000
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	14,000
Cable	1,500
Subtotal	31,300

Maintenance Expenses

Contracted Repairs	9,000
General Repairs	9,000
Grounds Maintenance	12,000
Extermination	9,000
Maintenance Supplies	8,000
Elevator Maintenance	6,000
Redecorating	4,500
Other (describe here)	
Subtotal	57,500

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	4,000
Accounting	9,500
Advertising	5,000
Healthy Housing	21,600
Subtotal	40,100

Utilities (Avg\$/mth/unit)

Electricity	17	15,000
Natural Gas	0	
Water&Swr	10	9,000
Trash Collection		12,000
Other (describe here)		
Subtotal		36,000

Taxes and Insurance

Real Estate Taxes (Gross)*	54,600
Insurance**	23,077
Other (describe here)	
Subtotal	77,677

Management Fee:

	28,682
411.21	Average per unit per year
34.27	Average per unit per month

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

TOTAL OPERATING EXPENSES 356,250

Average per unit	4,750.00
Total OE Required	300,000

Replacement Reserve (RR) 18,750

Proposed average RR/unit amount:	250	
Minimum Replacement Reserve Calculation		
<u>Unit Type</u>	<u>Units x RR Min</u>	<u>Total by Type</u>
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	75 units x \$250 =	18,750
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	75	18,750

TOTAL ANNUAL EXPENSES 375,000

V. APPLICANT COMMENTS AND CLARIFICATIONS

Insurance calculation based on similar sized deals in owners portfolio in similar geographic areas. See Tab 1, Item 7 in this application.
 Real Estate tax calculation based on NOI for the property with appropriate CAP rate. See Tab 1, Item 7.

 See Tab 1, Item 1 for calculation of Healthy Housing expense.

 The UA's and Gross rents do not apply to the unrestricted market rate units.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-033 Prominence Senior Village, Canton, Cherokee County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	604,716	616,810	629,147	641,729	654,564	667,655	681,008	694,629	708,521	722,692
Ancillary Income	12,094	12,336	12,583	12,835	13,091	13,353	13,620	13,893	14,170	14,454
Vacancy	(43,177)	(44,040)	(44,921)	(45,819)	(46,736)	(47,671)	(48,624)	(49,596)	(50,588)	(51,600)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(327,568)	(337,395)	(347,517)	(357,942)	(368,681)	(379,741)	(391,133)	(402,867)	(414,953)	(427,402)
Property Mgmt	(28,682)	(29,255)	(29,840)	(30,437)	(31,046)	(31,667)	(32,300)	(32,946)	(33,605)	(34,277)
Reserves	(18,750)	(19,313)	(19,892)	(20,489)	(21,103)	(21,736)	(22,388)	(23,060)	(23,752)	(24,464)
NOI	198,634	199,144	199,560	199,877	200,089	200,193	200,183	200,051	199,793	199,402
Mortgage A	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	44,444	44,954	45,370	45,687	45,900	46,004	45,993	45,862	45,603	45,212
DCR Mortgage A	1.33	1.33	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.33	1.33	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34
Oper Exp Coverage Ratio	1.53	1.52	1.50	1.49	1.48	1.46	1.45	1.44	1.42	1.41
Mortgage A Balance	2,557,554	2,535,747	2,512,824	2,488,728	2,463,400	2,436,775	2,408,789	2,379,371	2,348,447	2,315,942
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-033 Prominence Senior Village, Canton, Cherokee County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	737,145	751,888	766,926	782,265	797,910	813,868	830,145	846,748	863,683	880,957
Ancillary Income	14,743	15,038	15,339	15,645	15,958	16,277	16,603	16,935	17,274	17,619
Vacancy	(52,632)	(53,685)	(54,759)	(55,854)	(56,971)	(58,110)	(59,272)	(60,458)	(61,667)	(62,900)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(440,224)	(453,431)	(467,034)	(481,045)	(495,476)	(510,340)	(525,650)	(541,420)	(557,663)	(574,392)
Property Mgmt	(34,963)	(35,662)	(36,375)	(37,103)	(37,845)	(38,602)	(39,374)	(40,161)	(40,965)	(41,784)
Reserves	(25,198)	(25,954)	(26,733)	(27,535)	(28,361)	(29,212)	(30,088)	(30,991)	(31,921)	(32,878)
NOI	198,871	198,194	197,364	196,374	195,215	193,881	192,363	190,654	188,742	186,621
Mortgage A	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	44,681	44,004	43,175	42,184	41,026	39,691	38,174	36,464	34,552	32,431
DCR Mortgage A	1.33	1.33	1.32	1.32	1.31	1.30	1.29	1.28	1.27	1.25
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.33	1.33	1.32	1.32	1.31	1.30	1.29	1.28	1.27	1.25
Oper Exp Coverage Ratio	1.40	1.38	1.37	1.36	1.35	1.34	1.32	1.31	1.30	1.29
Mortgage A Balance	2,281,773	2,245,856	2,208,102	2,168,416	2,126,700	2,082,849	2,036,755	1,988,303	1,937,372	1,883,835
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-033 Prominence Senior Village, Canton, Cherokee County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	898,576	916,548	934,879	953,576	972,648	992,101	1,011,943	1,032,182	1,052,825	1,073,882
Ancillary Income	17,972	18,331	18,698	19,072	19,453	19,842	20,239	20,644	21,057	21,478
Vacancy	(64,158)	(65,442)	(66,750)	(68,085)	(69,447)	(70,836)	(72,253)	(73,698)	(75,172)	(76,675)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(591,624)	(609,373)	(627,654)	(646,484)	(665,878)	(685,855)	(706,430)	(727,623)	(749,452)	(771,935)
Property Mgmt	(42,619)	(43,472)	(44,341)	(45,228)	(46,133)	(47,055)	(47,996)	(48,956)	(49,935)	(50,934)
Reserves	(33,865)	(34,881)	(35,927)	(37,005)	(38,115)	(39,258)	(40,436)	(41,649)	(42,899)	(44,186)
NOI	184,282	181,712	178,904	175,846	172,527	168,939	165,066	160,899	156,424	151,629
Mortgage A	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	30,092	27,522	24,714	21,656	18,338	14,749	10,877	6,709	2,235	(2,561)
DCR Mortgage A	1.24	1.22	1.20	1.18	1.16	1.13	1.11	1.08	1.05	1.02
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.24	1.22	1.20	1.18	1.16	1.13	1.11	1.08	1.05	1.02
Oper Exp Coverage Ratio	1.28	1.26	1.25	1.24	1.23	1.22	1.21	1.20	1.19	1.17
Mortgage A Balance	1,827,559	1,768,403	1,706,222	1,640,859	1,572,152	1,499,929	1,424,012	1,344,211	1,260,326	1,172,151
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-033 Prominence Senior Village, Canton, Cherokee County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,095,359	1,117,267	1,139,612	1,162,404	1,185,652
Ancillary Income	21,907	22,345	22,792	23,248	23,713
Vacancy	(78,209)	(79,773)	(81,368)	(82,996)	(84,656)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(795,094)	(818,946)	(843,515)	(868,820)	(894,885)
Property Mgmt	(51,953)	(52,992)	(54,052)	(55,133)	(56,235)
Reserves	(45,511)	(46,877)	(48,283)	(49,731)	(51,223)
NOI	146,500	141,024	135,186	128,972	122,367
Mortgage A	(149,190)	(149,190)	(149,190)	(149,190)	(149,190)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(7,690)	(13,166)	(19,003)	(25,218)	(31,823)
DCR Mortgage A	0.98	0.95	0.91	0.86	0.82
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.98	0.95	0.91	0.86	0.82
Oper Exp Coverage Ratio	1.16	1.15	1.14	1.13	1.12
Mortgage A Balance	1,079,463	982,034	879,620	771,967	658,806
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-033 Prominence Senior Village, Canton, Cherokee County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
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:	5.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

No debt service payment amounts deviate from the amount shown in Part III.	
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PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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.)
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11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The Applicant has structured this application so that it is consistent with DCA's requirements regarding Project Feasibility, Viability and Conformance with the Plan as detailed in the 2017 QAP. Prominence Senior Village complies with the 2017 QAP and the Applicant has not requested any waivers or deviations from these standards. Cherokee county's section 8 program is administered by DCA, therefore the applicant has used DCA's applicable utility allowances in this application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	139,407 x 0 units = 0	0	153,347 x 0 units = 0	0
1 BR	1	0	182,430 x 0 units = 0	0	200,673 x 0 units = 0	0
2 BR	2	0	221,255 x 0 units = 0	0	243,380 x 0 units = 0	0
3 BR	3	0	270,488 x 0 units = 0	0	297,536 x 0 units = 0	0
4 BR	4	0	318,270 x 0 units = 0	0	350,097 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	130,931 x 0 units = 0	0	144,024 x 0 units = 0	0
1 BR	1	0	171,658 x 0 units = 0	0	188,823 x 0 units = 0	0
2 BR	2	0	208,792 x 0 units = 0	0	229,671 x 0 units = 0	0
3 BR	3	0	256,678 x 0 units = 0	0	282,345 x 0 units = 0	0
4 BR	4	0	304,763 x 0 units = 0	0	335,239 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	108,868 x 0 units = 0	0	119,754 x 0 units = 0	0
1 BR	1	0	150,379 x 0 units = 0	0	165,416 x 0 units = 0	0
2 BR	2	0	190,725 x 0 units = 0	0	209,797 x 0 units = 0	0
3 BR	3	0	249,057 x 0 units = 0	0	273,962 x 0 units = 0	0
4 BR	4	0	310,346 x 0 units = 0	0	341,380 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	112,784 x 0 units = 0	0	124,062 x 0 units = 0	0
1 BR	18	18	157,897 x 18 units = 2,842,146	0	173,686 x 0 units = 0	0
2 BR	57	57	203,010 x 57 units = 11,571,570	0	223,311 x 0 units = 0	0
3 BR	3	0	270,681 x 0 units = 0	0	297,749 x 0 units = 0	0
4 BR	4	0	338,351 x 0 units = 0	0	372,186 x 0 units = 0	0
<i>Subtotal</i>	<i>75</i>	<i>75</i>	<i>14,413,716</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	75	75	14,413,716	0	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

13,988,553

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

3

Project Cost Limit (PCL)

14,413,716

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

DCA's Comments:

Threshold Justification per Applicant
The proposed project is within the allowable cost limits

3 TENANCY CHARACTERISTICS

This project is designated as:

Other

Pass?

DCA's Comments:

TENANCY-OTHER-Project will have a HUD221D4 loan. HUD's definition of elderly is different than DCAs. DCA requires that all residents be 62 or older in their Elderly definition. HUD requires that the head of household be 62 or older, but will not allow additional age restrictions beyond that. Therefore the Applicant will be following HUD's definition of Elderly and has thus selected "Other" as the tenancy type and provided this comment, which is our understand of how DCA has instructed we document this. Furthermore, all requirements of the QAP regarding senior developments will still be met.

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
- 2) On-site enrichment classes
- 3) On-site health classes

Specify:

Semi monthly birthday parties and game nights

Semi-monthly Computer tutoring and gardening classes

Monthly health education covering misc. topics.

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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 include

C.

[Redacted]

Threshold Justification per Applicant

DCA's Comments:

Applicant agrees to provide 4 services from 3 categories (please note applicant will provide 2 on-site enrichment classes as noted above plus 1 social and recreational program and 1 on-site health class).

[Redacted]

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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.

5 MARKET FEASIBILITY

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

	A. Novogradac and Company, LLP		
	B. Between 4 and 5 months		
	C. 98.80%		
	D. 16.70%		

Pass?

--

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.

--

Threshold Justification per Applicant

No tax credit projects have been funded from 2014-2016 in close proximity to Prominence Senior Village, LP.

DCA's Comments:

6 APPRAISALS

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

	Appraiser's Name: <table border="1" style="display: inline-table; border-collapse: collapse;"><tr><td style="width: 500px; height: 20px;"></td></tr></table>			
	A. No			
	B.			
	1)			
	2)			
	3)			
	4)			
	C.			
	D.			
	1)			
	2)			
	3)			

Pass?

--

Threshold Justification per Applicant

Not Applicable - An appraisal is not required as the proposed development will not be utilizing HOME funds there is not an identity of interest between the land seller and any member of the development team.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

7 ENVIRONMENTAL REQUIREMENTS

Pass?

- A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:
- 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 and Environmental Consultants, Inc.	
B.	No	
C.	Yes	
1)	Geotechnical and Environmental Consultants, Inc.	
2)		

- 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)	No	
2)	No	
a)		
b)		
c)		
3)	No	
a)		
b)		
c)		
4)	No	

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

1) Lead-based paint?	No		5) Endangered species?	No		9) Mold?	No	
2) Noise?	No		6) Historic designation?	No		10) PCB's?	No	
3) Water leaks?	No		7) Vapor intrusion?	No		11) Radon?	No	
4) Lead in water?	No		8) Asbestos-containing materials?	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?	No	
2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?	No	
3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?	No	
G. If HUD approval has been previously granted, has the HUD Form 4128 been included?	N/A	

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

- H. The Census Tract for the property is characterized as [Choose either *Minority concentration* (50% or more minority), *Racially mixed* (25% - 49% minority), or *Non-minority* (less than 25% minority)]:
- I. List all contiguous Census Tracts:
- J. Is Contract Addendum included in Application?

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

Threshold Justification per Applicant

The Applicant has included the Phase I environmental report in the application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?** Expiration Date: 12/31/17
- B. Form of site control: B. **Contract/Option**
- C. Name of Entity with site control: C. **Prominence Senior Village, LP**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

Threshold Justification per Applicant

Site Control documents have been provided in tab 8 of the application.

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. No	
C. No	
D. Yes	

Threshold Justification per Applicant

The Applicant will have two points of vehicular access to the site as well as a pedestrian access point. All documentation of legally accessible paved roads and proof of ownership/easements is included 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	

Threshold Justification per Applicant

The site is zoned Planned Development-Mixed Use which allows for Multi-Family housing. See Tab 10 for required documentation.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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:
Threshold Justification per Applicant

- 1) Gas
- 2) Electric

N/A
Georgia Power

Pass?

1) No	
2) Yes	

The proposed development will not utilize natural gas and power will be provided by Georgia Power. Required documentaion is included in tab 11.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?

A1) No	
A2) Yes	

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

- 1) Public water
- 2) Public sewer

Cherokee County Water and Sewage Authority
Cherokee County Water and Sewage Authority

B1) Yes	
B2) Yes	

Threshold Justification per Applicant

Cherokee County Water and Sewage Authority will provide water and sewer. Required documentation is included in tab 12.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

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

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

A1) Room	
A2) Covered Porch	If "Other", explain here
A3) On-site laundry	

A. Agree	
----------	--

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

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

B. Agree

Additional Amenities

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

Additional Amenities (describe below)	Guidebook Met? DCA Pre-approve
3)	
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. Agree	
1) Yes	
2) Yes	
3a) Yes	
3b)	

Threshold Justification per Applicant

Elevators and interior gathering areas will be provided as the proposed development is a single building with three stories. All units above ground floor are elevator assisted. Additional amenities include a covered pavillion with BBQ facilities, a fenced community garden and a wellness center.

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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. <<Select>> <<Select>>

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

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

C.

Name of qualified BPI Building Analyst or equivalent professional:

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

D.

1. All immediate needs identified in the PNA.

1)

2. All application threshold and scoring requirements

2)

3. All applicable architectural and accessibility standards.

3)

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

4)

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

E.

Threshold Justification per Applicant

Not Applicable - The proposed development will be new construction.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?

A.

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

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

B.

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions? Site Map delineates the approximate location point of each photo?

C.

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

D.

Threshold Justification per Applicant

The Applicant has prepared the Conceptual Site Development Plan consistent with DCA's requirements. Required documentation is included in tab 15.

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.

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.

Threshold Justification per Applicant

The Applicant agrees with items A & B above.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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?
- | | Nbr of Units Equipped: | Minimum Required: | |
|--|------------------------|-------------------|------------|
| | | Nbr of Units | Percentage |
| 1) a. Mobility Impaired | 4 | 4 | 5% |
| b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)? | 2 | 2 | 40% |
| 2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents? | 2 | 2 | 2% |
- 1) b. Roll-In Showers
- 2) Sight / Hearing Impaired

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

- C.** Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant 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 follow all required accessibility standards and retain a DCA qualified consultant. The Applicant has not requested a waiver of these standards.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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

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

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

Is there a Waiver Approval Letter From DCA included in this application for this criterion?
 Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

Pass?	
No	
Yes	

A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this project?
 Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, construction or rehabilitation of community buildings and common area amenities are not included in these amounts.

A.		
----	--	--

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

B.		
1)	Yes	

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

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

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

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

- 1)
- 2)

C.		
1)		
2)		

Threshold Justification per Applicant

Architectural documentation is included in tab 15.

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.	
B.	Yes
C.	No
D.	No

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

F. DCA Final Determination

Threshold Justification per Applicant

Josh Thomason was the certifying GP/Princpal and certifying developer. Required documentation is included in tab 19.

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

The Application team submitted a qualification determination during the pre-application and was deemed "Qualified-Complete".

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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 - The Applicant is a for-profit entity and is not competing under the non-profit set-aside.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?		

Threshold Justification per Applicant

Not Applicable - The Applicant is not a CHDO.

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?		
	No	

Threshold Justification per Applicant

Not Applicable - The Applicant is not required to submit the legal opinions noted in this section.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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.

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).
- 2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?
- 3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?

C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?

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

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

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

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

Threshold Justification per Applicant

Not Applicable - The proposed development is 100% new construction and will not result in the relocation/displacement of existing tenants.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?	
-------	--

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.

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

Threshold Justification per Applicant

The Applicant agrees to prepare and submit an AFFH marketing plan that includes items A-H noted in this section if the applicant is selected for funding.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?	
-------	--

Threshold Justification per Applicant

The Applicant has prepared the application within the parameters of DCA's underwriting policies noted in the QAP and believes that all estimated costs are reasonable. The proposed development includes units that have reasonable square footage. Therefore, the Applicant believes the proposed development constitutes an optimal utilization of resources.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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	64	22
TOTALS:	10	10
	A. 0	0
	B. 0	0

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	64	22
	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: **75**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
16	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.33%	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.

Nbr of PBRA Residential Units:	

2	1	2
3	2	1

Points awarded in Sect VII:

0.00%	0.00%
6	2

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

The Applicant noted 13 desirables on the desirables/undesirables form submitted in tab 26. The Applicant understands that desirables points are limited to 12 but the Applicant submitted 1 desirable for each category available on the desirables/undesirables form.

Furthermore, the Applicant indicated in the documentation that can be found in tab 26 that 3 desirables in desirable categories a-j are accessible via a paved pedestrian walkway within .5 miles of the proposed site.

The Applicant is not aware of any Undesirable/Inefficient Site Activities/Characteristics located within 1/4 mile of the proposed site.

Therefore, the Applicant is eligible for the 13 points noted in this section. Required documentation is included in tab 26.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 3. Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 4. Paved Pedestrian Walkway is in existence by Application Submission. If not, but is immediately adjacent to Applicant site, Applicant has submitted documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the Walkway will be built.

3	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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

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Score Value

Self Score	DCA Score
64	22
Yes	
Yes	

TOTALS:

92

- 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.

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee 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
TOTALS:	64	22

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

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

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

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

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

B. Access to Public Transportation

Choose **only one option in B.**

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

The pedestrian site entrance as noted on the Conceptual Site Development Plan is located within 1/4 mile of an established public transportation stop via an established Paved Pedestrian Walkway. The stop rests along a transit line that follows a fixed route and daily schedule serving the public 5 days per week. The applicant has obtained a small easement to lay a small portion of sidewalk directly adjacent to the site to tie into the sidewalk in existence to the bus stop. The stop is stop #219 along route #200. Therefore, the Applicant is eligible for the 3 points noted in this section. Required documentation is included in tab 27.

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2

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

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

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

C.

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

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

10 Pts > Min In EF Green Communities

3

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

Competitive Pool chosen:

Flexible

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

Date of Course

2/14/17

Josh Thomason

Piedmont Housing Group, LLC

Yes	
------------	--

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

Yes	
------------	--

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

Date of Audit

Date of Report

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

A. Sustainable Communities Certification

2

A. Yes/No Yes/No

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

No	
-----------	--

1. EarthCraft Communities

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

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

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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Score Value	Self Score	DCA Score
TOTALS: 92	64	22

- 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>>

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?

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

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

N/a	
-----	--

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?

3 C.

Yes/No	Yes/No
1. Yes	

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

- A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
- A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.
- For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.

1 D.

0	0
1. N/a	
2. N/a	
3. N/a	

Scoring Justification per Applicant

The Applicant will obtain Ten (10) additional points over minimum in the Enterprise Foundation Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider). Please see draft scoring sheet in Tab 29 of the application.

DCA's Comments:

7. STABLE COMMUNITIES

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

7

6	2
---	---

A Census Tract Demographics

3

2	
---	--

& Competitive Pool chosen: **Flexible**

Yes/No	Yes/No
Yes	

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/):

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

N/a	
-----	--

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
A3	<Select>

2

2	0
---	---

D. Mixed-Income Developments in Stable Communities

Market units: Total Units: Mkt Pct of Total:

2

2	2
---	---

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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Score Value	Self Score	DCA Score
92	64	22
10	0	0
	N/a	

TOTALS:

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 <u>during the planning stages</u> ?	<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 <i>in full</i> 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: _____
Website address (URL) of Transformation Plan: _____

A. Community Revitalization

2 A.

Yes/No	Yes/No

i.) Plan details specific work efforts directly affecting project site? i.)

Enter page nbr(s) here	
------------------------	--

 ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt? ii.)

N/a	
N/a	

 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: _____

iii.) Public input and engagement during the planning stages:
 a) Date(s) of Public Notice to surrounding community: _____
 Publication Name(s) _____
 b) Type of event: _____
 Date(s) of event(s): _____
 c) Letters of Support from local non-government entities. Type: _____
 Entity Name: _____

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

1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located. 1.

--	--

 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. 2.

--	--

 Project is in a QCT? **No** Census Tract Number: **907.01** Eligible Basis Adjustment: **State Boost**

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	22

OR

B. Community Transformation Plan

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

1. Community-Based Team

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

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: **Other** N/a

Family Applicants must engage at least **two** different Transformation Partner types, while Senior Applicants must engage at least **one**. **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 - 2017-033 Prominence Senior Village, Canton, Cherokee County

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Score Value	Self Score	DCA Score
TOTALS: 92	64	22

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

b) Citizen Outreach Choose either "i" or "ii" below for (b). Yes/No Yes/No
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder? **i.**
or Nbr of Respondents
ii. Public Meetings **ii.**
 Meeting 1 Date Dates: Mtg 2 Mtg Notice Publication
 Date(s) of publication of Meeting 1 notice Public Mtg 2 rgmt 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

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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Score Value	Self Score	DCA Score
TOTALS: 92	64	22

Solution and Who Implements

--

C. Community Investment

1. Community Improvement Fund

Source	Amount / Balance					
Contact	Direct Line		Bank Name		4	
Email			Account Name		1	1.
Bank Contact	Direct Line		Bank Website		Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.	
Description of Use of Funds			Contact Email			
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.						

2. Long-term Ground Lease

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

3. Third-Party Capital Investment

Unrelated Third-Party Name			Competitive Pool chosen: Flexible	2	3.
Unrelated Third-Party Type	<Select unrelated 3rd party type>		Improvement Completion Date		
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?					
Distance from proposed project site in miles, rounded up to the next tenth of a mile			miles		
Description of Investment or Funding Mechanism					
Description of Investment's Furtherance of Plan					
Description of how the investment will serve the tenant base for the proposed development					
Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	13,988,553	

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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Score Value	Self Score	DCA Score
TOTALS:	92	64
	10	22
D.		
1.	N/a	
2.	N/a	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

Not Applicable - The Applicant is not claiming points in this section.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

3	0
---	---

Competitive Pool chosen:

Flexible

A. Phased Developments

Phased Development?

Yes- w/Master Plan

N/A

3

A.		
1.	N/a	

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

3	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
- OR 2. Four (4) DCA funding cycles

3
2

1.	3	
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.	0	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
- OR 3. Within the last Four (4) DCA funding cycles

(additional point)

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

Proposed development site is in the flexible pool and within the City limits of Canton, GA. A 9% award of tax credits has not been awarded within a one mile radius of the proposed site in Canton in the last five (5) funding cycles. Therefore, the Applicant is eligible for the 3 points noted in this section. This will be the first phase of a multiphase development.

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	22
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The market study was prepared in accordance with DCA's requirements and indicates a strong demand for affordable housing in Canton. The complete market study is included in tab 5. The proposed development does not meet any of the criteria which would require a point deduction in this section. Therefore, the Applicant is eligible for the 2 points noted in this section. Required documentation is included in tab 5.

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 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
	No	
	N/a	
	N/a	

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural: Urban

2

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

Unit Total

75

MGP	Cherokee Housing Ventures, LLC	0.0100%	Josh Thomason	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Piedmont Housing Group, LLC	0.0000%	Josh Thomason
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	Max Elbe	0.0000%	Max Elbe	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners, Inc. (PRO	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
Slate LP	Affordable Equity Partners, Inc. (PRO	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

Not Applicable-Proposed development is being submitted in the flexible pool

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TOTALS:

Score Value	Self Score	DCA Score
92	64	22
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: **Canton** County: **Cherokee** QCT? **No** Census Tract #: **907.01**

Scoring Justification per Applicant

DCA's Comments:

Not Applicable-The proposed development is not located in a designated Georgia Initiative for Community Housing Community or a Designated Military Zone.

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:

Flexible

4

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

Total Qualifying Sources (TQS):

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	2,578,300
Total	2,578,300
Total Development Costs (TDC):	13,988,553
TQS as a Percent of TDC:	18.4315%

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
Total	0
Percent of TDC	0.0000%

2. Point Scale

Scoring Justification per Applicant

Total Development Costs (TDC):

TQS as a Percent of TDC:

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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Score Value	Self Score	DCA Score
TOTALS: 92	64	22

The Applicant has received a "letter of Encouragement to apply" from HUD for a 221(d)(4) loan and has attended the Concept Meeting with HUD. The loan meets are criteria listed in the QAP for leveraging points and TQS and over 15% of TDC. Therefore, the Applicant is eligible for the 4 points noted in this section. Required documentation is included in tab 36.

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.

Ranking Pts Value Range

0 - 10
0 - 10
0 - 5
0 - 5
0 - 5
0 - 5
0 - 40

Ranking Pts

1.	
2.	
3.	
4.	
5.	
6.	
Total:	0

DCA's Comments:

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
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

8
54
5
12

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

B. Target Population Preference

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?

Nbr of Settlement units:

0	0.0%	2.

Scoring Justification per Applicant

The Applicant agrees to accept Section 811 project based rental assistance or other DCA offered rental assistance for up to 10% of the units for the purpose of providing integrated housing opportunities to Persons with Disabilities. Furthermore, the Applicant is proposing 12 one bedroom units which is in excess of the 10% one bedroom units required to claim points in this section. The Applicant is also willing to accept Assistance set for 50% AMI tenants. Therefore, the Applicant is eligible for the 2 points noted in this section.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

<<Select applicable status>>

Historic Credit Equity:

0

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:

0

Total Units

75

% of Total

0.00%

2	0	0
2	A.	

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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Score Value	Self Score	DCA Score
TOTALS: 92	64	22

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

B. Historic	Nbr Historic units:	0	1	B.	
The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS	Total Units	75			
Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register	% of Total	0.00%			
DCA's Comments:					

19. HEALTHY HOUSING INITIATIVES (choose A or B or C) 3 3 0

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

After evaluating the community needs data noted from the three sources above, the Applicant saw a clear need in Cherokee County for an on-site Preventive Health Screening/Wellness Program based on the results of this analysis. The data clearly showed that the following items are issues in Cherokee County and should be addressed through a healthy housing initiative for a Tax Credit property in Cherokee County;

- High Blood Pressure – either undiagnosed or poorly managed
- Heart Disease
- Stroke
- Obesity and/or high BMI/overweight
- Smoking cessation
- Overall health topics to increase life expectancy
- Need for convenient low cost basic health screening and education.

The most effective way to address the needs above for the residents of Prominence Senior Village is to implement an on-site health screening and education program.

-Prominence Senior Village has signed a letter of intent with U.S. Mobile Health Exams, Inc. to provide mobile health screenings to consist of Blood pressure, Body Mass Index (BMI) checks, Hearing Tests and Vision Screenings.

-Furthermore, the Harbin Clinic has agreed to provide a monthly on-site Regular education classes, topics of which may include, but are not limited to: discussions on mammograms and overall breast health and risk factors for women, signs of and risk factors for myocardial infarction (heart attack/disease) for males and females, stroke prevention education, discussions about prostate health for men, colorectal screening and education, overall health benefits of smoking and tobacco cessation and discussions of how proper nutrition and exercise may affect health (including maintenance of diabetes). These topics may be added to or expounded upon, depending on their popularity with the residents.

-Both the health screenings to be performed by U.S. Mobile Health Exams, Inc. and the education classes to be administered by the Harbin Clinic will be performed on-site at Prominence Senior Village and will be available to residents on a monthly basis at no cost.

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	
a) Blood Pressure Readings	Monthly	0	

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	22
b) Body Mass Index (BMI) checks	Monthly	0	0
c) On-site education seminars covering heart attack/disease, stroke prevention	Monthly	0	0
d) On-site education seminars covering smoking cessation and impact of proper nutrition	Monthly	0	0

B. Healthy Eating Initiative

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

2	0	0
	Disagree	
a)		
b)		
c)		
d)		
e)		
2.		

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

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

C. Healthy Activity Initiative

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 >>

2	0	0
	Disagree	
f)		
g)		
2.		

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:
 - a) Be well illuminated?
 - b) Contain an asphalt or concrete surface?
 - c) Include benches or sitting areas throughout course of trail?
 - d) Provide distance signage?
 - e) Provide 1 piece of fitness equipment per every 1/8 mile of trail?
 - f) Provide trash receptacles?
 - g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?

Length of Trail miles

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

Scoring Justification per Applicant

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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Score Value	Self Score	DCA Score
TOTALS:	92	64
	64	22

-The Applicant evaluated the needs data present in two local CHNAs, The County Health Rankings & Reports and The Center for Disease Control and Prevention – Community Health Status Indicators (CHSI) and determined the most pressing health needs in Cherokee County (High Blood Pressure – either undiagnosed or poorly managed, Heart Disease, Stroke, Obesity and/or high BMI/overweight, Smoking cessation, Overall health topics to increase life expectancy and need for convenient low cost basic health screening and education) could most effectively be addressed by the implementation of a Preventive Health Screening/Wellness Program for Residents. The Applicant signed MOUs with U.S. Mobile Health Exams, Inc. who will provide mobile health screenings to consist of Blood pressure, Body Mass Index (BMI) checks, Hearing Tests and Vision Screenings and the Harbin Clinic, who will provide monthly on-site complimentary education classes to focus on topics specific to the pressing health needs noted in Cherokee County. All services will be offered on-site at Prominence Senior Village and will provide a convenient, efficient and effective way for residents to receive these services without having to leave the development.

- Health Screenings to be provided by U.S. Mobile Health Exams, Inc. will take place in their mobile testing trailer which they have agreed to deliver monthly with 2 technicians to perform the screenings. The mobile testing trailer will be located on the development property of Prominence Senior Village during the monthly screenings. However, the Applicant will still construct a separate screening room on site at Prominence Senior Village in the event that the need for this room arises so the Applicant can continue to meet its obligations to provide measured results in annual reports to DCA for a period of not less than five years from completion.

- The Applicant will measure the use and health outcome impact of the health screening services (to be provided by U.S. Mobile Health Exams, Inc.) and the use and health outcome impact of the health education classes (to be given by the Harbin Clinic) by providing voluntary anonymous surveys to the residents. The Applicant will also tabulate how many residents use the health screening services each month and how many residents attend the health screening classes each month. These utilization and attendance numbers will be anonymous to protect the privacy of residents. These results will be compiled and tabulated in annual reports that will be submitted to DCA for a period of not less than five years from completion.

- In conclusion, the Applicant is eligible for three (3) points in this section. Required documentation is included in tab 40.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	2	0
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Cherokee County

Tenancy

Other

If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

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

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Liberty Elementary School	PK-05	No	84.30	84.10	72.10	81.30	80.45	Yes
b) Middle/Junior High	Freedom Middle School	06-08	No	89.40	87.70	84.50	80.60	85.55	Yes
c) High	Cherokee High School	09-12	No	76.00	69.30	79.70	71.80	74.20	Yes
d) Primary/Elementary	Liberty Elementary School	PK-05	No						
e) Middle/Junior High	Freedom Middle School	06-08	No						
f) High	Cherokee High School	09-12	No						

Scoring Justification per Applicant

PLEASE NOTE: THE APPLICANT IS ELIGIBLE FOR TWO (2) POINTS IN THIS SECTION, NOT ONE (1). The Applicant is selecting "Other" tenancy per DCA's instructions as Prominence Senior Village will be a 62+ head of household tenancy which is a senior tenancy (HUD 221(d)(4) definition of elderly). The formula to calculate the score in this section is incorrectly showing one (1) point.

Prominence Senior Village will be located in the attendance zones of Liberty Elementary School, Freedom Middle School and Cherokee High School which collectively serve grades K-12. Prominence Senior Village will serve a Senior tenancy and all K-12 schools for which the property is in the attendance zone have CCRPI scores above average when averaging 2013-2015 data for each year. Therefore, the Applicant is eligible for the 2 points noted in this section. Required documentation is included in tab 41.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	22



PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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

21. WORKFORCE HOUSING NEED (choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
92	64	22
2	0	0

TOTALS:

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

Not Applicable - the Applicant is not claiming points in this section

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10	10	10
	10	10

Base Score

Deductions

Additions

Scoring Justification per Applicant

The Applicant is eligible for 10 points in this section as the Applicant does not meet any of the criteria in the QAP that would require a compliance point deduction. In the unlikely event of a compliance point deduction, the Applicant is eligible for a two (2) point compliance point addition as the Applicant has successfully developed and currently owns over ten (10) Tax Credit Properties and has included documentation for a two (2) compliance point addition in tab 43.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	64	22
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

22

PART NINE - SCORING CRITERIA - 2017-033 Prominence Senior Village, Canton, Cherokee County

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

Score Value	Self Score	DCA Score
TOTALS: 92	64	22

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.

Section 20 - Quality Education Area. THE APPLICANT IS ELIGIBLE FOR TWO (2) POINTS IN THIS SECTION, NOT ONE (1). The Applicant is selecting "Other" tenancy per DCA's instructions as Prominence Senior Village will be a 62+ head of household tenancy which is a senior tenancy (HUD 221(d)(4) definition of elderly). The formula to calculate the score in this section is incorrectly showing one (1) point when two (2) points should be shown.

THE TOTAL SELF SCORE and TOTAL POSSIBLE SCORE IS 64, not 63 as shown at the top and bottom of Part IX A-Scoring Criteria.

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

Prominence Senior Village

Canton, Cherokee County

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

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

Prominence Senior Village

Canton, Cherokee County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Prominence Senior Village

Canton, Cherokee County

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

Scoring Section 16 - Innovative Project Concept Narrative

Prominence Senior Village

Canton, Cherokee 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]