

Project Narrative
Azalea Senior Village
Hoschton, Jackson County

Azalea Senior Village is a proposed 65 unit HFOP development for seniors 55+ and will compete in the Rural Pool as the site is in a USDA rural eligible location. Azalea Senior Village will be located in Hoschton, Jackson County, Georgia. The property is located at 168 Jefferson Avenue, Hoschton, GA 30548. We believe that the development of Azalea Senior Village will provide quality affordable housing to the senior residents of Jackson County. Not only will Azalea Senior Village provide the needed housing and economic boost, but it will provide it in a great location which is in close proximity to multiple desirable amenities including downtown Hoschton which hosts frequent events and festivals.

Azalea Senior Village will consist of one three-story building with an elevator. Azalea 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, Azalea Senior Village will participate in the Enterprise Foundation's Green Communities certification program and will implement a High Performance Building Design which will demonstrate that the proposed design demonstrates a worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index. 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 and the High Performance Building Design. This will furthermore ensure that the residents of Azalea Senior Village are afforded a more enjoyable and sustainable environment in which to live.

In conclusion, Azalea Senior Village will be financed with equity from Affordable Equity Partners, a construction loan from Sterling Bank and a construction and perm loan from Lancaster Pollard which will be guaranteed under USDA's Section 538 Guaranteed Rural Rental Housing Program. Affordable Equity Partners, Lancaster Pollard, USDA and Sterling Bank believe that investing in Azalea Senior Village is a sound decision, both from a financial and sociological perspective.

PART ONE - PROJECT INFORMATION - 2017-0 Azalea Senior Village, Hoschton, Jackson 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:

2017-0

May 4 Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 693,317	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?	N/A N/A - no pre-app

Was this project previously submitted to the Ga Department of Community Affairs? No Yes
 If Yes, please provide the information requested below for the previously submitted project:
 Project Name previously used: N/A DCA Project Nbr previously assigned: N/A
 Has the Project Team changed? Yes No
 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	(404) 202-1357
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	Azalea Senior Village		Phased Project?	No	
Site Street Address (if known)	168 Jefferson Avenue		DCA Project Nbr of previous phase:	N/A	
Nearest Physical Street Address *	N/A		Scattered Site?	No	
Site Geo Coordinates (##.#####)	Latitude: 34.101337	Longitude: -83.769489	Nbr of Sites	1	
City	Hoschton	9-digit Zip**	30548-2090	Acreage	8.6120
Site is predominantly located:	Within City Limits	County	Jackson	Census Tract Number	101.02
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	OCT?	No
		Overall:	Rural	DDA?	No
		HUD SA:	Non-MSA	Jackson Co.	

* If street number unknown

Legislative Districts **	Congressional	State Senate	State House
	9	47	31

If on boundary, other district:

Political Jurisdiction	City of Hoschton	Website	www.cityofhoschton.net		
Name of Chief Elected Official	Theresa Kenerly	Title	Mayor		
Address	79 City Square St		City	Hoschton	
Zip+4	30548-2062	Phone	(706) 654-3034	Email	tkenerly@cityofhoschton.com

** Must be verified by applicant using following websites:

Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>
 Legislative Districts: <http://votesmart.org/>

V. PROJECT DESCRIPTION

A. Type of Construction:

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

PART ONE - PROJECT INFORMATION - 2017-0 Azalea Senior Village, Hoschton, Jackson County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	40	0
Number of 50% Units	20	0
Number of 60% Units	20	0
Number of Unrestricted (Market) Units	25	
Total Residential Units	65	
Common Space Units	0	
Total Units	65	

D. Unit Area

Total Low Income Residential Unit Square Footage	33,900
Total Unrestricted (Market) Residential Unit Square Footage	22,000
Total Residential Unit Square Footage	55,900
Total Common Space Unit Square Footage	0
Total Square Footage from Units	55,900

E. Buildings

Number of Residential Buildings	1
Number of Non-Residential Buildings	0
Total Number of Buildings	1

Total Common Area Square Footage from Nonresidential areas	15,452
Total Square Footage	71,352

F. Total Residential Parking Spaces

111

(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)

HFOP

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family		Elderly	
	HFOP		Other	
% of Total Units	6.2%	Required:	5%	
% of Units for the Mobility-Impaired	50.0%	Required:	40%	
% of Total Units	3.1%	Required:	2%	

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	2

C. Sight / Hearing Impaired

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

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Rural

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-0 Azalea Senior Village, Hoschton, Jackson 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	Prominence 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 - 2017-0 Azalea Senior Village, Hoschton, Jackson County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

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

Yes	If yes, expiration year:	2039	Nbr yrs to forgo cancellation option:	5
-----	--------------------------	------	---------------------------------------	---

C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

Yes	If Yes ----->:	Total Existing Units	1
		Number Occupied	1
		% Existing Occupied	100.00%

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

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

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	June 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

XIII. ADDITIONAL PROJECT INFORMATION-D. Is the Project Currently Occupied-The proposed development site includes 1 single family home that is currently being leased to a tenant by the current land owner. The home will be demolished in the development of Azalea Senior Village. Please see tab 24 for required documentation.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Azalea Senior Village, Hoschton, Jackson 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)

Azalea 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.

Jackson 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			

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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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	Principal
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.net		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		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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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	Direct line
State	GA	Zip+4	31601-4531	Cellular
10-Digit Office Phone / Ext.	(229) 671-8260	E-mail	greg.clark@colemantalley.com	

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	Direct line
State	GA	Zip+4	30326-4276	Cellular
10-Digit Office Phone / Ext.	(404) 847-9447	E-mail	dan.worrall@cohnreznick.com	

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	Direct line
State	GA	Zip+4	30030-3330	Cellular
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com	

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

A. LAND SELLER (If applicable)	Multiple-see comments in VI below	Principal		10-Digit Phone / Ext.	
Office Street Address			City		
State		Zip+4		E-mail	

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, Jackson Housing Ventures, LLC has an identity of interest with they Developer, Piedmont Housing Group, LLC as they share common ownership.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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

C. ADDITIONAL INFORMATION

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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<p>IV. OTHER REQUIRED INFORMATION-A. Land Seller - The land for the development of Azalea Senior Village will be purchased from two parties unrelated to any member of the development team, please see details below:</p> <p>SELLER 1-Owner of 8.32 acres (vacant land) of total 8.612 acres. Land Seller: Braselton Township Development, LLC Principal: Matt Ruppel 10 Digit Phone: (917) 373-2009 Office Street Address: 4725 Strickland Road City: Flowery Branch State: GA ZIP+4:30542-3634 EMAIL:mattruppel@gmail.com</p> <p>SELLER 1-Owner of .292 acres (vacant land) of total 8.612 acres. Land Seller: Charles Jackson Principal: N/A 10 Digit Phone: (404) 606-7489 Office Street Address: 168 Jefferson Avenue City: Hoschton State: GA ZIP+4: 30548-2090 EMAIL:Treeman0022@aol.com</p> <p>-See clarification regarding "consultant" in Tab 19-Section B-Item 19 of the Application.</p>	
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PART THREE - SOURCES OF FUNDS - 2017-0 Azalea Senior Village, Hoschton, Jackson County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

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

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	USDA 538	1,944,500	5.000%	18
Mortgage B	Sterling	4,244,764	5.500%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Piedmont Housing Group, LLC	677,428		
Federal Housing Credit Equity	Affordable Equity Partners	1,220,115		
State Housing Credit Equity	Affordable Equity Partners	540,733		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		8,627,540		
Total Construction Period Costs from Development Budget:		8,627,540		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-0 Azalea Senior Village, Hoschton, Jackson County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	USDA 538	1,944,500	5.000%	40	40	112,516	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	3.51% Piedmont Housing Group, LLC	47,491	0.000%	15	0	30,426	Cash Flow

Total Cash Flow for Years 1 - 15: 433,083
 DDF Percent of Cash Flow (Yrs 1-15) 10.966% 10.966%
 Cash flow covers DDF P&I? Yes

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners	6,100,576					
State Housing Credit Equity	Affordable Equity Partners	2,703,664					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		10,796,231					
Total Development Costs from Development Budget:		10,796,231					
Surplus/(Shortage) of Permanent funds to development costs:		0					

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

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 \$.39 per credit.
 The Federal Limited Partner will contribute capital for an allocation of 99.99% of the Federal Tax Credits at \$.88 per credit.
 The effective interest rate for the 538 loan above consists of 4.5% interest rate and a .5% guaranty fee.

PART FOUR - USES OF FUNDS - 2017-0 Azalea Senior Village, Hoschton, Jackson 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				475				475	
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				32,875	32,400	-	-	475	
ACQUISITION					ACQUISITION				
Land				409,000				409,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
Subtotal				409,000		-		409,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	124,826		1,075,000	1,025,000			50,000	
Site Construction (Off-site)									
Subtotal				1,075,000	1,025,000	-	-	50,000	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				4,975,950	4,975,950				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
Subtotal				4,975,950	4,975,950	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%							
	6.000%	363,057	6.000%	363,057	363,057				
Builder Overhead	2.000%	121,019	2.000%	121,019	121,019				
General Requirements*	6.000%	363,057	6.000%	363,057	363,057				
*See QAP: General Requirements policy	14.000%	847,133							
Subtotal				847,133	847,133	-	-	-	
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				6,898,083.00					
Average TCHC:				106,124.35 per Res'l unit	106,124.35 per unit		96.68 per total sq ft		
				123.40 per Res'l unit SF	123.40 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			5.00%	344,904	344,904				

PART FOUR - USES OF FUNDS - 2017-0 Azalea Senior Village, Hoschton, Jackson 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	64,000	64,000			
Construction Loan Interest	271,386	227,450			43,936
Construction Legal Fees	66,000	66,000			
Construction Period Inspection Fees	11,700	11,700			
Construction Period Real Estate Tax	5,500	5,500			
Construction Insurance	15,000	15,000			
Title and Recording Fees	5,000	5,000			
Payment and Performance bonds	34,490	34,490			
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	473,076	429,140	-	-	43,936
PROFESSIONAL SERVICES					
Architectural Fee - Design	86,400	86,400			
Architectural Fee - Supervision	28,600	28,600			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	36,715	36,715			
Accessibility Inspections and Plan Review	6,500	6,500			
Construction Materials Testing	15,000	15,000			
Engineering	50,000	50,000			
Real Estate Attorney	27,500	12,500			15,000
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	294,615	279,615	-	-	15,000
LOCAL GOVERNMENT FEES Avg per unit: 6,499					
Building Permits	22,425	22,425			
Impact Fees	-	-			
Water Tap Fees waived? <input type="text" value="No"/>	70,000	70,000			
Sewer Tap Fees waived? <input type="text" value="No"/>	330,000	330,000			
Subtotal	422,425	422,425	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	25,000				25,000
Permanent Loan Legal Fees	15,000				15,000
Title and Recording Fees	15,000				15,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: USDA Up Front Guaranty Fee	27,223				27,223
Subtotal	82,223				82,223

PART FOUR - USES OF FUNDS - 2017-0 Azalea Senior Village, Hoschton, Jackson County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		-				-
LIHTC Allocation Processing Fee	55,465	55,465				55,465
LIHTC Compliance Monitoring Fee	52,000	52,000				52,000
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	116,965				116,965
		EQUITY COSTS				
Partnership Organization Fees		1,500				1,500
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	1,500				1,500
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,354,856	1,354,856			
	Subtotal	1,354,856	1,354,856	-	-	-
		START-UP AND RESERVES				
Marketing		32,500				32,500
Rent-Up Reserves	69,550	69,550				69,550
Operating Deficit Reserve:	195,358	195,358				195,358
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 923	60,000	60,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	357,408	60,000	-	-	297,408
		OTHER COSTS				
Relocation		8,300				8,300
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	8,300	-	-	-	8,300
TOTAL DEVELOPMENT COST (TDC)		10,796,231	9,771,423	-	-	1,024,808
Average TDC Per:	Unit:	166,095.86	Square Foot:	151.31		

PART FOUR - USES OF FUNDS - 2017-0 Azalea Senior Village, Hoschton, Jackson County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs

Amount of nonqualified nonrecourse financing

Costs of Nonqualifying units of higher quality

Nonqualifying excess portion of higher quality units

Historic Tax Credits (Residential Portion Only)

Other

Total Subtractions From Basis:

Eligible Basis Calculation

Total Basis

Less Total Subtractions From Basis (see above)

Total Eligible Basis

Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)

Type:

Adjusted Eligible Basis

Multiply Adjusted Eligible Basis by Applicable Fraction

Qualified Basis

Multiply Qualified Basis by Applicable Credit Percentage

Maximum Tax Credit Amount

Total Basis Method Tax Credit Calculation

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" <Enter detailed description here; use Comments section if needed>"/>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	9,771,423	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	9,771,423	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: <input type="text" value="State Boost"/> 130.00%		
Adjusted Eligible Basis	12,702,850	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	60.64%	60.64%	60.64%
Qualified Basis	7,703,517	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	693,317	0	0
Total Basis Method Tax Credit Calculation	693,317		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)

Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

Enter Final Federal and State Equity Factors (not including GP contribution)

Total Gap Method Tax Credit Calculation

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

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

10,797,030	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):		
10,796,231				
1,944,500				
8,851,731	Funding Amount	<input type="text" value="0"/>	Hist Desig	<input type="text" value="No"/>

/ 10			
885,173	Federal		State
1.2700	= <input type="text" value="0.8800"/>	+	<input type="text" value="0.3900"/>
696,987			

693,317

693,317

693,317

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

PART FOUR - USES OF FUNDS - 2017-0 Azalea Senior Village, Hoschton, Jackson County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>Hard cost estimates provided by experienced multi-family construction company.</p> <p>See Tab 1 in this application for a breakout of Local Government Fees.</p> <p>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.</p> <p>Professional Costs and Fees amounts estimated based upon other deals in owner's portfolio.</p>	
--	--

PART FOUR (b) - OTHER COSTS - 2017-0 - Azalea Senior Village - Hoschton - Jackson, 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 >>

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost Total Basis

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

Total Cost Total Basis

PROFESSIONAL SERVICES

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

USDA Up Front Guaranty Fee

Please see Lancaster Pollard USDA Commitment in Tab 1, Section 1,05

USDA Fee: Up Front Guaranty Fee: \$27,223

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 light blue box for description]

[Empty light blue box for justification]

Total Cost Total Basis

OTHER 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

PART FIVE - UTILITY ALLOWANCES - 2017-0 Azalea Senior Village, Hoschton, Jackson 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 - Effective 1/1/2017- 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	Electric								
Cooking	Electric								
Hot Water	Electric								
Air Conditioning	Electric								
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric								
Water & Sewer	Submetered*? <input type="checkbox"/> Yes								
Refuse Collection									
Total Utility Allowance by Unit Size					0	0	0	0	0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

A copy of DCA's 2017 utility allowances can be found in Tab 1 of the Application

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	2	18	0	0	20	(Includes inc-restr mgr units)
	50% AMI		0	8	12	0	0	20	
	Total		0	10	30	0	0	40	
Unrestricted Total Residential Common Space Total			0	0	25	0	0	25	(no rent charged)
			0	10	55	0	0	65	
			0	0	0	0	0	0	
			0	10	55	0	0	65	
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	10	30	0	0	40	
		Unrestricted	0	0	25	0	0	25	
		Total + CS	0	10	55	0	0	65	
	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	10	55	0	0	65	
		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	10	55	0	0	65	
		Historic	0	0	0	0	0	0	
		SF Detached	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
		Townhome	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
Duplex	0	0	0	0	0	0			
Historic	0	0	0	0	0	0			
Manufactured home	0	0	0	0	0	0			
Historic	0	0	0	0	0	0			

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

Row House
Walkup
Elevator

Historic
Historic
Historic
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	10	55	0	0	0	65
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI
50% AMI
Total

0	1,500	15,840	0	0	17,340
0	6,000	10,560	0	0	16,560
0	7,500	26,400	0	0	33,900
0	0	22,000	0	0	22,000
0	7,500	48,400	0	0	55,900
0	0	0	0	0	0
0	7,500	48,400	0	0	55,900

Unrestricted
Total Residential
Common Space
Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

9,264

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	29,000
Maintenance Salaries & Benefits	17,000
Support Services Salaries & Benefits	5,751
Other (describe here)	
Subtotal	51,751

On-Site Office Costs

Office Supplies & Postage	5,500
Telephone	3,750
Travel	2,750
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	8,500
Cable	1,500
Subtotal	22,000

Maintenance Expenses

Contracted Repairs	6,500
General Repairs	6,500
Grounds Maintenance	10,000
Extermination	6,500
Maintenance Supplies	6,000
Elevator Maintenance	5,500
Redecorating	3,500
Other (describe here)	
Subtotal	44,500

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	4,000
Accounting	7,500
Advertising	4,000
Healthy Housing	21,600
Subtotal	37,100

Utilities (Avg\$/mth/unit)

Electricity	18	14,000
Natural Gas	0	
Water&Swr	10	8,000
Trash Collection		10,500
Other (describe here)		
Subtotal		32,500

Taxes and Insurance

Real Estate Taxes (Gross)*	48,900
Insurance**	19,479
Other (describe here)	
Subtotal	68,379

Management Fee:

	21,970
363.44	Average per unit per year
30.29	Average per unit per month
(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)	

TOTAL OPERATING EXPENSES 278,200

Average per unit 4,280.00
Total OE Required 195,000

Replacement Reserve (RR)

Proposed averaga RR/unit amount:	250	
<i>Minimum Replacement Reserve Calculation</i>		
Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	65 units x \$250 =	16,250
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	65	16,250

TOTAL ANNUAL EXPENSES 294,450

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 tax credit developments with the same tenancy in Cherokee County. 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 - 2017-0 Azalea Senior Village, Hoschton, Jackson 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) **2,000** Yr 1 Asset Mgt Fee Percentage of EGI: -0.46%

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	463,200	472,464	481,913	491,552	501,383	511,410	521,638	532,071	542,713	553,567
Ancillary Income	9,264	9,449	9,638	9,831	10,028	10,228	10,433	10,641	10,854	11,071
Vacancy	(33,072)	(33,734)	(34,409)	(35,097)	(35,799)	(36,515)	(37,245)	(37,990)	(38,750)	(39,525)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(256,230)	(263,917)	(271,834)	(279,989)	(288,389)	(297,041)	(305,952)	(315,131)	(324,584)	(334,322)
Property Mgmt	(21,970)	(22,409)	(22,857)	(23,314)	(23,781)	(24,256)	(24,741)	(25,236)	(25,741)	(26,256)
Reserves	(16,250)	(16,738)	(17,240)	(17,757)	(18,290)	(18,838)	(19,403)	(19,985)	(20,585)	(21,203)
NOI	144,942	145,116	145,212	145,226	145,152	144,989	144,730	144,371	143,907	143,333
Mortgage A	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	30,426	30,600	30,696	30,710	30,636	30,473	30,214	29,855	29,391	28,817
DCR Mortgage A	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.28	1.28	1.27
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.28	1.28	1.27
Oper Exp Coverage Ratio	1.49	1.48	1.47	1.45	1.44	1.43	1.41	1.40	1.39	1.38
Mortgage A Balance	1,928,854	1,912,407	1,895,119	1,876,947	1,857,845	1,837,765	1,816,658	1,794,472	1,771,150	1,746,635
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Azalea Senior Village, Hoschton, Jackson 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.46%
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	564,638	575,931	587,450	599,199	611,183	623,406	635,874	648,592	661,564	674,795
Ancillary Income	11,293	11,519	11,749	11,984	12,224	12,468	12,717	12,972	13,231	13,496
Vacancy	(40,315)	(41,121)	(41,944)	(42,783)	(43,638)	(44,511)	(45,401)	(46,309)	(47,236)	(48,180)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(344,352)	(354,682)	(365,323)	(376,282)	(387,571)	(399,198)	(411,174)	(423,509)	(436,214)	(449,301)
Property Mgmt	(26,781)	(27,316)	(27,863)	(28,420)	(28,988)	(29,568)	(30,160)	(30,763)	(31,378)	(32,006)
Reserves	(21,839)	(22,494)	(23,169)	(23,864)	(24,580)	(25,317)	(26,076)	(26,859)	(27,665)	(28,494)
NOI	142,644	141,836	140,900	139,834	138,629	137,280	135,780	134,123	132,302	130,309
Mortgage A	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	28,129	27,320	26,385	25,318	24,114	22,764	21,264	19,608	17,787	15,793
DCR Mortgage A	1.27	1.26	1.25	1.24	1.23	1.22	1.21	1.19	1.18	1.16
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.27	1.26	1.25	1.24	1.23	1.22	1.21	1.19	1.18	1.16
Oper Exp Coverage Ratio	1.36	1.35	1.34	1.33	1.31	1.30	1.29	1.28	1.27	1.26
Mortgage A Balance	1,720,865	1,693,778	1,665,304	1,635,374	1,603,913	1,570,841	1,536,078	1,499,536	1,461,125	1,420,749
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Azalea Senior Village, Hoschton, Jackson 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.46%
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	688,291	702,057	716,098	730,420	745,028	759,929	775,127	790,630	806,442	822,571
Ancillary Income	13,766	14,041	14,322	14,608	14,901	15,199	15,503	15,813	16,129	16,451
Vacancy	(49,144)	(50,127)	(51,129)	(52,152)	(53,195)	(54,259)	(55,344)	(56,451)	(57,580)	(58,732)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(462,780)	(476,663)	(490,963)	(505,692)	(520,863)	(536,489)	(552,583)	(569,161)	(586,236)	(603,823)
Property Mgmt	(32,646)	(33,299)	(33,965)	(34,644)	(35,337)	(36,043)	(36,764)	(37,500)	(38,250)	(39,015)
Reserves	(29,349)	(30,230)	(31,137)	(32,071)	(33,033)	(34,024)	(35,045)	(36,096)	(37,179)	(38,294)
NOI	128,137	125,779	123,226	120,469	117,501	114,313	110,894	107,235	103,327	99,159
Mortgage A	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	13,622	11,263	8,710	5,954	2,985	(203)	(3,622)	(7,281)	(11,189)	(15,357)
DCR Mortgage A	1.14	1.12	1.10	1.07	1.04	1.02	0.99	0.95	0.92	0.88
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.14	1.12	1.10	1.07	1.04	1.02	0.99	0.95	0.92	0.88
Oper Exp Coverage Ratio	1.24	1.23	1.22	1.21	1.20	1.19	1.18	1.17	1.16	1.15
Mortgage A Balance	1,378,307	1,333,693	1,286,797	1,237,501	1,185,684	1,131,215	1,073,960	1,013,776	950,512	884,011
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Azalea Senior Village, Hoschton, Jackson 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) **2,000** Yr 1 Asset Mgt Fee Percentage of EGI: -0.46%

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	839,023	855,803	872,919	890,378	908,185
Ancillary Income	16,780	17,116	17,458	17,808	18,164
Vacancy	(59,906)	(61,104)	(62,326)	(63,573)	(64,844)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(621,937)	(640,596)	(659,813)	(679,608)	(699,996)
Property Mgmt	(39,795)	(40,591)	(41,403)	(42,231)	(43,075)
Reserves	(39,443)	(40,626)	(41,845)	(43,100)	(44,393)
NOI	94,721	90,002	84,990	79,673	74,040
Mortgage A	(112,516)	(112,516)	(112,516)	(112,516)	(112,516)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	(19,794)	(24,514)	(29,526)	(34,843)	(40,476)
DCR Mortgage A	0.84	0.80	0.76	0.71	0.66
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.84	0.80	0.76	0.71	0.66
Oper Exp Coverage Ratio	1.14	1.12	1.11	1.10	1.09
Mortgage A Balance	814,109	740,630	663,391	582,201	496,857
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	<input type="text" value="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)	<input type="text" value="2,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-0.46%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="5.00%"/>
Expense Growth Rate (3.00%)	<input type="text" value="No"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text"/>
Percent of Effective Gross Income	<input type="text" value="Yes"/>	--> If Yes, indicate actual percentage:	<input type="text" value="5.000%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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PART EIGHT - THRESHOLD CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

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. Azalea Senior Village complies with the 2017 QAP and the Applicant has not requested any waivers or deviations from these standards. Jackson 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 - 2017-0 Azalea Senior Village, Hoschton, Jackson 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	
Unit Type	Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached	Efficiency	0	117,818 x 0 units = 0
	1 BR	0	154,420 x 0 units = 0
	2 BR	0	187,511 x 0 units = 0
	3 BR	0	229,637 x 0 units = 0
	4 BR	0	270,341 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	110,334 x 0 units = 0
	1 BR	0	144,909 x 0 units = 0
	2 BR	0	176,506 x 0 units = 0
	3 BR	0	217,443 x 0 units = 0
	4 BR	0	258,414 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>
Walkup	Efficiency	0	91,210 x 0 units = 0
	1 BR	0	125,895 x 0 units = 0
	2 BR	0	159,553 x 0 units = 0
	3 BR	0	208,108 x 0 units = 0
	4 BR	0	259,274 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	95,549 x 0 units = 0
	1 BR	10	133,769 x 10 units = 1,337,690
	2 BR	55	171,988 x 55 units = 9,459,340
	3 BR	0	229,318 x 0 units = 0
	4 BR	0	286,647 x 0 units = 0
	<i>Subtotal</i>	<i>65</i>	<i>10,797,030</i>
Total Per Construction Type		65	10,797,030

		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	
	Efficiency	0	129,599 x 0 units = 0
	1 BR	0	169,862 x 0 units = 0
	2 BR	0	206,262 x 0 units = 0
	3 BR	0	252,600 x 0 units = 0
	4 BR	0	297,375 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>
	Efficiency	0	121,367 x 0 units = 0
	1 BR	0	159,399 x 0 units = 0
	2 BR	0	194,156 x 0 units = 0
	3 BR	0	239,187 x 0 units = 0
	4 BR	0	284,255 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>
	Efficiency	0	100,331 x 0 units = 0
	1 BR	0	138,484 x 0 units = 0
	2 BR	0	175,508 x 0 units = 0
	3 BR	0	228,918 x 0 units = 0
	4 BR	0	285,201 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>
	Efficiency	0	105,103 x 0 units = 0
	1 BR	0	147,145 x 0 units = 0
	2 BR	0	189,186 x 0 units = 0
	3 BR	0	252,249 x 0 units = 0
	4 BR	0	315,311 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>
Total Per Construction Type		0	0

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

10,796,231

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

2

Project Cost Limit (PCL)

10,797,030

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

DCA's Comments:

The proposed project is within the allowable cost limits

3 TENANCY CHARACTERISTICS

This project is designated as:

HFOP

Pass?

DCA's Comments:

The Applicant has selected a "Housing for Older Persons" designation and will serve that tenancy.

4 REQUIRED SERVICES

Pass?

A. Applicant certifies that they will designate the specific services and meet the additional policies related to services.

Does Applicant agree?

Agree

B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:

- 1) Social & recreational programs planned & overseen by project mgr Specify:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

Semi monthly birthday parties and game nights
Semi-monthly Computer tutoring and gardening classes
Monthly health education covering misc. topics.

C. For applications for rehabilitation of existing congregate supportive housing developments:

Name of behavioral health agency, continuum of care or service provider for which MOU is included

C.

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Applicant agrees to provide 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).

--

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

5 MARKET FEASIBILITY

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

Pass?	
A.	Novogradac & Company, LLP
B.	Four to Five Months
C.	96.90%
D.	8.90%

Project Nbr	Project Name
1	2015-029 Hardin Terrace
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

Only one development has been funded with LIHTC's in the proposed developments primary market area (Hardin Terrace - family tenancy). Hardin Terrace and Azalea Senior will not compete for the same residents, as one is family and the other is senior.

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?

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

- 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?

Threshold Justification per Applicant

Not Applicable - An appraisal is not required as the proposed development will not be utilizing HOME funds and 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 - 2017-0 Azalea Senior Village, Hoschton, Jackson 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)	less than 65	

N/A-all noise levels less than 65 Decibels

- 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)	Yes	
a)	1.500%	
b)	No	
c)	Yes	
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 <i>Minority concentration</i> (50% or more minority), <i>Racially mixed</i> (25% - 49% minority), or <i>Non-minority</i> (less than 25% minority)]:	H.	<<Select>>	<<Select>>
I. List all contiguous Census Tracts:	I.		
J. Is Contract Addendum included in Application?	J.		

Threshold Justification per Applicant

The Applicant has included the Phase I environmental report in the application. There are wetlands and a stream on the site. No wetlands or streams will be disturbed. All appropriate buffers are provided.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson 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:
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

Threshold Justification per Applicant

The Applicant will have one point of vehicular access to the site as well as a pedestrian access point on Jefferon Avenue.

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 MFR (Multiple-Family Residential District) which allows for Multi-Family housing. See Tab 10 for required documentation.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

11 OPERATING UTILITIES

- A. Check applicable utilities and enter provider name:
 Threshold Justification per Applicant
- 1) Gas
 - 2) Electric

N/A
Georgia Power

Pass?	
1) No	
2) Yes	

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?
- B. Check all that are available to the site and enter provider name:
 Threshold Justification per Applicant
- 1) Public water
 - 2) Public sewer

City of Hoschton
City of Hoschton

Pass?	
A1) No	
A2) Yes	
B1) Yes	
B2) Yes	

The City of Hoschton 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?

- 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	

Pass?	
No	
Agree	

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

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

Additional Amenities (describe in space provided below) Guidebook Met? DCA Pre-approved?

1) Equipped Computer Center		
2) Furnished Exercise/Fitness Center		

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

3)		
4)		

B. Agree	
----------	--

- 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. Building is elevator assisted. Additional amenities include a wellness center, picnic pavillion and community garden.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson 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.

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 replaced DCA Rehabilitation Work Scope form referenced above clearly addresses:

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

D.

1)

2)

3)

4)

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

E.

Threshold Justification per Applicant

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?

C.

Site Map delineates the approximate location point of each photo?

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

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 - 2017-0 Azalea Senior Village, Hoschton, Jackson 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%

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 - 2017-0 Azalea Senior Village, Hoschton, Jackson 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.

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

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

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

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

1)
2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

Threshold Justification per Applicant

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):

F. DCA Final Determination

Threshold Justification per Applicant

Josh Thomason was the certifying GP/Prncpal and certifying developer of the Project Team. A qualification determination letter was received for Prominence Senior Village. The ownership structure for Azalea Senior Village is identical to the ownership structure for Prominence Senior Village. Required documentation is included in tab 19.

DCA's Comments:

Pass?

A.	
B.	Yes
C.	No
D.	No

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

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?

Threshold Justification per Applicant

The Application team submitted a qualification determination during the pre-application and was deemed "Qualified-Complete". A qualification determination letter was received for Prominence Senior Village. The ownership structure for Azalea Senior Village is identical to the ownership structure for Prominence Senior Village.

DCA's Comments:

Pass?

A.	Yes
B.	No
C.	Yes

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson 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 non-profit 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 a 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?

A.	No	
B.	No	
C.	No	
D.	No	
E.	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 - 2017-0 Azalea Senior Village, Hoschton, Jackson County

Applicant Response | **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

24 RELOCATION AND DISPLACEMENT OF TENANTS

A. Does the Applicant anticipate displacing or relocating any tenants?

B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?

If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).

2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?

3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?

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

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

1) Number of Over Income Tenants

0	
0	
0	

4) Number of Down units

0	
1	

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

Yes	
Yes	

3) Written Notifications

Yes	
-----	--

2) Meetings

4) Other - describe in box provided:

--

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

Threshold Justification per Applicant

The subject site is a new construction senior (HFOP) development. The site made up of two different parcels that are being purchased from two different owners. One of the parcels, happens to have one single family home on the site that is occupied by tenants of the owner. The tenants of the owner have a lease on the house that runs through June 30, 2018. While this doesn't trigger the URA, DCA requires that DCA's Relocation and Displacement Manual be followed anytime a current resident of a proposed LIHTC property may require relocation.

The tenant that lives in the single family house on the property is a five person family living in a four bedroom house. Their lease runs through June 30, 2018. The family consists of a woman (age 50), her ex-husband (age 50), her sister in law (age 49), her daughter (age 17) and her son (age 7). Azalea Senior Village will demolish the house they currently reside in and put a new construction senior development in its place (with only one and two bedroom units). Therefore, the current residents will most likely be permanently relocated (most likely because of the size of their household). Azalea Senior Village is operating under the worst case scenario and assuming a permanent displacement. Please find the entrie Relocation Plan and associated documents in Tab 24 of the Application.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?

B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?

C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?

D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?

E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?

F. Includes making applications for affordable units available to public locations including at least one that has night hours?

G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?

H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

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

Threshold Justification per Applicant

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:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson 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.

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 NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

REMINDEK: 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	20
TOTALS:	10	10
	A.	0
	B.	0

1. APPLICATION COMPLETENESS

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

- A. Missing or Incomplete Documents** Number: 0
- Organization Number: 0
- B. Financial and Other Adjustments** Number: 0

For each missing or incomplete document, one (1) point will be deducted
 One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions
 2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment.

DCA's Comments:

Enter "1" for each item listed below.

	Nbr		Nbr		Nbr
	0	INCOMPLETE Documents:	0	B. Financial adjustments/revisions:	0
1		1	n/a	1	n/a
2		2		2	
3		3	included in 2	3	included in 2
4		4		4	included in 2
5		5	included in 4	5	
6		6		6	
7		7	included in 6	7	
8		8		8	
9		9	included in 8	9	
10		10		10	
11		11	included in 10	11	
12		12		12	

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	64	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least:

- 1. **15%** of total residential units
- or 2. **20%** of total residential units

Total Residential Units: **65**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
20	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
30.77%	0.00%

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:

--	--

3	1
2	1
1	1

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 desirables that total 13 points (before the bonus desirable point) 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 within a 1.0 mile driving distance of the proposed vehicular site entrance.

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: **Rural**

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

2	0
Applicant Agrees?	DCA Agrees?
N/a	
N/a	
No	
No	

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson 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:

92

64	20
----	----

Yes	
-----	--

6. Transportation service is being publicized to the general public.

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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

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Score Value	Self Score	DCA Score
TOTALS:	64	20

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

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

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

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

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

B. Access to Public Transportation

Choose **only one option in B.**

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

The Jackson County government operates an established on-call transit service that provides reliable, available, and affordable transportation option to all residents of the development. This service is on-call and will be available on site to the residents. The transit service is available 5 days per week. Therefore, the Applicant applies for 2 points in this section. Required documentation is included in tab 27.

DCA's Comments:

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

Jackson County Transit	(706) 367-7433
http://www.jacksoncountygov.com/363/Transit	
Katie Griffith, Coordinator/Scheduling, (706) 367-7433 kgriffith@jacksoncountygov.com	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

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

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

Yes/No	Yes/No

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

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

Competitive Pool chosen:

EF Green Communities
Rural

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

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

Date of Course	2/14/17	Josh Thomason	Piedmont Housing Group, LLC
Date of Course	2/14/17	Jon McKnight	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	
N/a	

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		No	

1. EarthCraft Communities

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

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

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

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

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

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20
		Yes/No	Yes/No
1.		Yes	
2.		Yes	
3.		Yes	
1 B.	1	Yes	
3 C.	3	Yes/No	Yes/No
1.		N/a	
1 D.	1	1	0
1.		Yes	
2.		No	
3.		No	

Commitments for Building Certification:

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

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

C. Exceptional Sustainable Building Certification

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

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

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

Scoring Justification per Applicant

The Applicant is claiming 2 points in this section made up of the items listed below. Required documentation is included in tab 29.

- B. Sustainable Building Certification - The Applicant will participate in Enterprise Foundation's Green Communities certification program. The Applicant has included in tab 29 the draft scoring sheet for the development. The draft scoring sheet reflects a score necessary to achieve the Enterprise Foundation's Green Communities certification. Therefore, the Applicant is eligible for 1 point under item B. Sustainable Building Certification.
- D. High Performance Building Design - The Applicant will implement a High Performance Building Design which will demonstrate that the proposed design demonstrates a worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index. A preliminary energy modeling report and a draft ENERGY STAR v3 Home Report showing that the design will meet criteria is being submitted in Tab 29. Therefore, the Applicant is eligible for 1 point under item D. High Performance Building Design.

DCA's Comments:

7. STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January 1, 2016) **7** **3** **0**

A Census Tract Demographics & Competitive Pool chosen: **Rural** **3** **2** **0**

- 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 **15%** below Poverty level (see Income) Actual Percent **4.71%**
- Designated Middle or Upper Income level (see Demographics) Designation: **Upper**
- (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** **0**

C. Georgia Department of Public Health Stable Communities Per Applicant Per DCA **2** **1** **0**
 Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: **C2** **<Select>**

D. Mixed-Income Developments in Stable Communities Market units: **25** Total Units: **65** Mkt Pct of Total: **38.46%** **2** **0** **0**

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	64
	10	20
	0	0
	N/a	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

--

A. Community Revitalization

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

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

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

2 A.

--	--

 Yes/No Yes/No

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

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **101.02**

1.		
2.		

Eligible Basis Adjustment: **State Boost**

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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

<i>iii.</i> CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

4

2.		
	N/a	

a) *Public and Private Engagement* Tenancy: **HFOP**

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

<i>i.</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?		

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Score Value	Self Score	DCA Score
TOTALS: 92	64	20

ii. Transformation Partner 2 If "Other" Type, specify below:

Org Name

Website

Contact Name Direct Line

Email

Role

Date of Public Meeting 2 (optional) between Partnrs

Date(s) of publication of meeting notice

Publication(s)

Social Media

Mtg Locatn

Which Partners were present at Public Mtg 2 between Partners?

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

i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder? Yes/No Yes/No

or Nbr of Respondents

ii. Public Meetings Yes/No Yes/No

Meeting 1 Date Dates: Mtg 2 Mtg Notice Publication

Date(s) of publication of Meeting 1 notice Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?

Publication(s) Publication(s)

Social Media Social Media

Meeting Location Mtg Locatn

Copy(-ies) of published notices provided in application binder? Copy(-ies) of published notices provided in application binder?

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

i. Local Population Challenge 1

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

ii. Local Population Challenge 2

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

iii. Local Population Challenge 3

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

iv. Local Population Challenge 4

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

v. Local Population Challenge 5

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

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Score Value	Self Score	DCA Score
TOTALS: 92	64	20
4		
1	1.	

C. Community Investment

1. Community Improvement Fund

Amount / Balance

HFOP

Source		Bank Name	
Contact	Direct Line	Account Name	
Email		Bank Website	
Bank Contact	Direct Line	Contact Email	
Description of Use of Funds			
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.			

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

2. Long-term Ground Lease

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

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

3. Third-Party Capital Investment

Competitive Pool chosen: **Rural**

Unrelated Third-Party Name		Improvement Completion Date
Unrelated Third-Party Type	<Select unrelated 3rd party type>	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?		
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles
Description of Investment or Funding Mechanism		
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):	10,796,231
---	---------	---------	--------------------------------	------------

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Score Value	Self Score	DCA Score
TOTALS:	92	20
10	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

4	0
---	---

Competitive Pool chosen:

Rural

Phased Development?

No

N/A

3

A.		
1.	N/a	

A. Phased Developments

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

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

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

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

3

1.		
----	--	--

2

2.		
----	--	--

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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

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

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

(additional point)

3

1.	3	
----	---	--

1

2.	1	
----	---	--

2

3.		
----	--	--

Scoring Justification per Applicant

Proposed development site is in the rural pool and within the City limits of Hoschton, GA. The Applicant is claiming 4 points in this section made up of the items listed below.
 - A 9% award of tax credits has not been awarded within the city limits of Hoschton in the last five (5) funding cycles which qualifies the Applicant for 3 points.
 - Additionally, an award of 9% credits has not been awarded in the city limits of Hoschton since the 2000 DCA Housing Credit Competitive Round which qualifies the Applicant for an additional 1 point.

DCA's Comments:

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20



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TOTALS:	Score Value	Self Score	DCA Score
	92	64	20
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The market study was prepared in accordance with DCA's requirements and indicates a strong demand for affordable housing in Hoschton. 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. The complete market study 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

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	3	
	Yes/No	Yes/No
	No	
	N/a	
	N/a	

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

	2	
--	---	--

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

Unit Total	65
------------	----

MGP	Jackson 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. (PRC)	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
Slate LP	Affordable Equity Partners, Inc. (PRC)	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20

This proposed development is located in a USDA rural area is being submitted in the Rural Pool and consists of fewer than eighty (80) total units. The Applicant is only claiming these points on this Application and does not hold a direct or indirect interest in any other applications that are claiming these points. Therefore, the Applicant is eligible for 2 points in this section.

--

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TOTALS:	Score Value	Self Score	DCA Score
	92	64	20
	2	0	0
	1		

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

B. Designated Military Zones

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

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

City: **Hoschton** County: **Jackson** QCT? **No** Census Tract #: **101.02**

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:

Rural

4

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,944,500
Total	1,944,500

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

Total Qualifying Sources (TQS):

2. Point Scale

Scoring Justification per Applicant

Total Development Costs (TDC):

TQS as a Percent of TDC:

10,796,231
18.0109%

0.0000%

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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

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

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

The Applicant has applied for a 538 loan with USDA as the proposed development is located in a USDA rural area. The Applicant has included in tab 36 the construction and permanent financing commitment from Lancaster Pollard. This commitment reflects a loan amount of TQS which exceeds 10% of TDC and an interest rate at or below 5% (Bank prime loan as of April 20, 2017, plus 100 basis points), thereby qualifying the Applicant for 4 points in this section. The Applicant has also provided (In tab 36) the required Notice to Proceed/NOSA from USDA.

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	Ranking Pts
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 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

7
40
4
10

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

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
0.0%

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 10 one bedroom LIHTC units which exceed the minimum amount of 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:

Historic Credit Equity:	0
Historic adaptive reuse units:	0
Total Units	65

2	0	0
2	A.	

A. Historic and Adaptive Reuse

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

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20
certified historic structure.	% of Total	0.00%	

<< 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	65			
Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register	% of Total	0.00%			
<i>DCA's Comments:</i>					

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:
 - a) A local Community Health Needs Assessment (CHNA)
 - b) The "County Health Rankings & Reports" website: <http://www.countyhealthrankings.org/health-gaps/georgia>
 - c) The Center for Disease Control and Prevention – Community Health Status Indicators (CHSI) website
2. The Applicant identified target healthy initiatives to local community needs?
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 Jackson 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 Jackson County and should be addressed through a healthy housing initiative for a Tax Credit property in Jackson 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 Azalea Senior Village is to implement an on-site health screening and education program.

-Azalea 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 Azalea 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 - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20
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
---	---

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?

- | | |
|-----------------|--|
| Disagree | |
| a) | |
| b) | |
| c) | |
| d) | |
| e) | |

2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

2.	
----	--

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

C. Healthy Activity Initiative

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

2

0	0
---	---

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

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

Disagree

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

- | | |
|----|--|
| a) | |
| b) | |
| c) | |
| d) | |
| e) | |

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

- | | |
|----|--|
| f) | |
| g) | |

Length of Trail miles

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

2.	
----	--

Scoring Justification per Applicant

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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Score Value	Self Score	DCA Score
TOTALS:	92	64 20

-The Applicant evaluated the needs data present in a local CHNA, 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 Jackson 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 Jackson County. All services will be offered on-site at Azalea 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 Azalea Senior Village during the monthly screenings. However, the Applicant will still construct a separate screening room on site at Azalea 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:
 Tenancy
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

Jackson County
 HFOP

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	W. Jackson Co Prim&Int (avg-see note)	PK-05	No	94.55	82.85	72.20	79.00	82.15	Yes
b) Middle/Junior High	West Jackson Middle School	06-08	No	84.90	84.70	72.10	79.20	80.23	Yes
c) High	Jackson County High School	09-12	No	79.30	75.50	83.80	81.70	80.08	Yes
d) Primary/Elementary	W. Jackson Co Prim&Int (avg-see note)	PK-05	No						
e) Middle/Junior High	West Jackson Middle School	06-08	No						
f) High	Jackson County High School	09-12	No						

Scoring Justification per Applicant

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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	Score Value	Self Score	DCA Score
TOTALS:	92	64	20

Azalea Senior Village will be located in the attendance zones of West Jackson Elementary School, West Jackson Middle School and Jackson County High School which collectively serve grades K-12. West Jackson Primary served grades PK-02 and West Jackson Intermediate served grades 03-05 through the 2014-2015 school year. West Jackson Primary and West Jackson Intermediate were merged into West Jackson Elementary School starting with the 2015-2016 school year.

- For 2013 CCRPI scores noted above at a) Primary/Elementary, the Applicant averaged the 2013 CCRPI score of 97.2 for West Jackson Primary and 91.9 for West Jackson Intermediate to arrive at an average score of 94.55.
- For 2014 CCRPI scores noted above at a) Primary/Elementary, the Applicant averaged the 2014 CCRPI score of 80.5 for West Jackson Primary and 85.2 for West Jackson Intermediate to arrive at an average score of 82.85.
- For 2015 CCRPI scores noted above at a) Primary/Elementary, the Applicant included the only Primary/Elementary CCRPI score available which was West Jackson Intermediate for a 2015 score of 72.2. A 2015 CCRPI score for West Jackson Primary was not available.
- For 2016 CCRPI scores noted above at a) Primary/Elementary, the Applicant included the only Primary/Elementary CCRPI score available which was West Elementary School for a 2016 score of 79.00.

Furthermore, there is a planned redistricting in place to begin with the 2017-2018 school year. The proposed development site is currently districted to West Jackson Elementary School, West Jackson Middle School and Jackson County High School and will remain districted to those three schools after the 2017-2018 district rezoning is implemented. The Applicant confirmed this with a representative from the Jackson County School System and included maps for both the current school districts and the updated school districts to be in place beginning with the 2017-2018 school year.

Azalea 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 2013-2016 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 - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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21. WORKFORCE HOUSING NEED (choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
TOTALS:	92	64 20
	2	2 0

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				3,172
Min Exceeded by:	0.00%	0.00%	0.00%	5.73%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:
 Total Nbr of Jobs w/in the 2-mile radius:
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	3,000	
Total Nbr of Jobs w/in the 2-mile radius	3,172	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	2,251	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	70.96%	0.00%

Project City	Hoschton
Project County	Jackson
HUD SA	Jackson Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

The Applicant is eligible for one (2) points as the proposed site is located in a Rural Area and has 3,172 jobs within a 2-mile radius and 70.96% of workers travel over 10 miles to their place of work. Required documentation is included in tab 42.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

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	20
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-0 Azalea Senior Village, Hoschton, Jackson County

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**Score
Value**

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

TOTALS:

92

64	20
-----------	-----------

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

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

Azalea Senior Village
Hoschton, Jackson 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

Azalea Senior Village
Hoschton, Jackson County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Azalea Senior Village
Hoschton, Jackson County

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

Scoring Section 16 - Innovative Project Concept Narrative

Azalea Senior Village
Hoschton, Jackson 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]

