

**Project Narrative**  
Woodbury Manor  
Atlanta, Fulton County

Woodbury Manor involves the new construction of 74-units at the corner of Campbellton Road and Riverside Drive, Atlanta (within the boundaries of the City of South Fulton), GA 30328-2799; with coordinates of 33.699478, -84.581215. The proposed rental community will offer 8 one-bedroom, and 66 two-bedroom senior-style units. These units will be housed in one 4-story building with elevator and integrated community space. The project will target and restrict occupancy to family households earning up to 50% and 60% of the Area Median Income (AMI). In addition, there will be 15 unrestricted units that will help provide a mixed-income aspect to the development

**AMENITIES AND SERVICES**

Planned amenities will meet and be in accordance with DCA's requirements, which include:

Development Amenities

- Community Center / Building
- Fitness Center
- On-site Laundry Facility
- Covered Exterior Gathering Area
- Resident Lounges/Seating Areas

Unit Amenities

- Central A/C
- Coat Closet
- Dishwasher
- Energy Star Appliances
- Washer and Dryer Hookups
- Stoves
- Microwaves

Miller-Valentine (MV), founded in 1963, is an Ohio-based, nationally recognized, full-service residential and commercial real estate company. Affordable Housing Finance magazine ranked Miller-Valentine Group 3rd of the Top 50 Affordable Housing Developers and 28th of the Top 50 Affordable Housing Owners in 2016.

MV began developing affordable housing in 1993. Since then we have developed, built, own, and/or manage more than 12,500 housing units ranging across a fairly broad spectrum of housing types— multi-story apartment properties for families and seniors, villas, single-family lease-purchase developments, rehabs, adaptive reuse of existing buildings in large and small communities. This includes approximately 100 restricted affordable housing properties with more than 6,000 units in 15 states. Our history has led to us developing a vertically integrated organizational structure that gives us the capacity to receive 9-11 tax credit awards annually, and execute these tax credit awards successfully into effective developments. Additionally, due to receiving no tax credit awards in Georgia in the 2016, we have more than enough capacity to execute on the proposed development.

**PART ONE - PROJECT INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton 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)	\$ 900,000	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	<<Enter Pre-App Nbr>> N/A - no pre-app

Was this project previously submitted to the Ga Department of Community Affairs?  No  If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used: N/A DCA Project Nbr previously assigned: N/A

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Brian McGeady		Title	President
Address	9349 Waterstone Boulevard, Suite 200		Direct Line	(513) 588-2694
City	Cincinnati		Fax	
State	OH	Zip+4	45249-8320	Cellular
Office Phone	(513) 774-8400	Ext.	2694	E-mail
				brian.mcgeady@mvg.com

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

**IV. PROJECT LOCATION**

Project Name	Woodbury Manor		Phased Project?	No
Site Street Address (if known)	Campbellton Road and Riverside Drive		DCA Project Nbr of previous phase:	N/A
Nearest Physical Street Address *	5990 Appleleaf Lane		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 33.699478	Longitude: -84.581215	Acreage	2.6900
City	Atlanta	9-digit Zip**	30328-2799	Census Tract Number
Site is predominantly located:	Within City Limits	County	Fulton	103.03
In USDA Rural Area?	No	In DCA Rural County?	No	QCT? No
		Overall:	Urban	DDA? No
				HUD SA: MSA

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

Congressional	State Senate	State House
5	38	61

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

**Political Jurisdiction**

Name of Chief Elected Official	Bill Edwards		Title	Mayor
Address	141 Pryor St.		City	Atlanta
Zip+4	30303-3444	Phone	404-588-6204	Email
				billedwardsformayor@gmail.com

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	74	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				N/A

**PART ONE - PROJECT INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	59	0
Number of 50% Units	16	0
Number of 60% Units	43	0
Number of Unrestricted (Market) Units	15	
Total Residential Units	74	
Common Space Units	0	
Total Units	74	

**E. Buildings**

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

**F. Total Residential Parking Spaces**

74

**D. Unit Area**

Total Low Income Residential Unit Square Footage	57,200
Total Unrestricted (Market) Residential Unit Square Footage	14,400
Total Residential Unit Square Footage	71,600
Total Common Space Unit Square Footage	0
Total Square Footage from Units	71,600

Total Common Area Square Footage from Nonresidential areas	2,000
Total Square Footage	73,600

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

If Other, specify:	N/A		
If combining Other with Family or Sr, show # Units:	Family		Elderly
	HFOP		Other
% of Total Units	5.4%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	2.7%	Required:	2%

**VI. TENANCY CHARACTERISTICS**

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

HFOP

**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 No

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No

**B. HOME:**

CHDO No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Flexible

**X. TAX EXEMPT BOND FINANCED PROJECT**

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

**PART ONE - PROJECT INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton 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
Miller-Valentine Operations, Inc.	Kings Bay Commons	Indirect	Miller-Valentine Operations, Inc.	Townview Place	Indirect
MV Residential Development LLC	Kings Bay Commons	Both	MV Residential Development LLC	Townview Place	Both
MV Affordable Housing LLC	Kings Bay Commons	Indirect	MV Affordable Housing LLC	Townview Place	Indirect
Miller-Valentine Operations, Inc.	Woodbury Manor	Indirect	MV Townview Place LLC	Townview Place	Direct
MV Residential Development LLC	Woodbury Manor	Both	MV Kings Bay Commons LLC	Kings Bay Commons	Direct
MV Affordable Housing LLC	Woodbury Manor	Indirect	MV Woodbury Manor LLC	Woodbury Manor	Direct

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	<input style="width: 100%;" type="text" value="No"/>
Original GHFA/DCA Project Number	<input style="width: 100%;" type="text"/>
First Year of Credit Period	<input style="width: 100%;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 100%;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100%;" type="text"/>

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

**B. Existing properties: currently an Extension of Cancellation Option?**  If yes, expiration year:  Nbr yrs to forgo cancellation option:

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

**C. Is there a Tenant Ownership Plan?**  No

**D. Is the Project Currently Occupied?**  No

If Yes ----->:

Total Existing Units	
Number Occupied	
% Existing Occupied	

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

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

**F. Projected Place-In-Service Date**

Acquisition	
Rehab	
New Construction	August 1, 2019

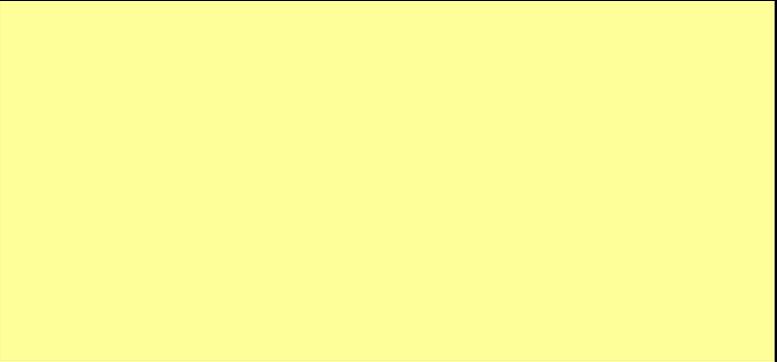
**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

**XV. DCA COMMENTS - DCA USE ONLY**

**PART ONE - PROJECT INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton County**

The development is located in the newly incorporated City of South Fulton. The City of South Fulton was officially incorporated on May 1st, 2017 and is currently still transitioning. The development site was previously located in the last portion of unincorporated county in Fulton County. The information provided for the City of South Fulton was the best currently available. South Fulton is not available in the drop-down options given, which is why Atlanta was selected.

Also, Qualification Determination was submitted for PA17-016 Toccoa Commons and the Certified General Partner/Principal and Certified Developer were both Qualified - Conditional. The project team for this application is unchanged from the team contemplated for PA17-016 and that is reflected in this application. The additional documentation needed as part of the conditional qualification (Letter from Syndicator or relevant state housing finance agency indicating good standing for all out of state development in the Compliance History Summary) has been provided as part of this application.



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton 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)

Woodbury Manor, L.P.				Name of Principal	Brian McGeady
9349 Waterstone Blvd, Suite 200				Title of Principal	President
Cincinnati		Fed Tax ID:		Direct line	(513) 588-2694
OH	Zip+4	45249-8325	Org Type:	For Profit	Cellular
(513) 774-8400	2694		E-mail	brian.mcgeady@mvq.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.

MV Woodbury Manor LLC				Name of Principal	Brian McGeady
9349 Waterstone Blvd, Suite 200				Title of Principal	President
Cincinnati		Website	www.mvq.com	Direct line	(513) 588-2694
OH	Zip+4	45249-8325		Cellular	(513) 256-3810
(513) 774-8400	2694		E-mail	brian.mcgeady@mvq.com	

**b. Other General Partner**

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

N/A				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.

N/A				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.				Name of Principal	Brian Kimes
3290 Northside Parkway, Suite 300				Title of Principal	Vice President of Acquisition
Atlanta		Website	www.aepartners.com	Direct line	(573) 443-2021
GA	Zip+4	30327-2212		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.				Name of Principal	Brian Kimes
3290 Northside Parkway, Suite 300				Title of Principal	Vice President of Acquisition
Atlanta		Website	www.aepartners.com	Direct line	(573) 443-2021
GA	Zip+4	30327-2212		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.

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

MV Residential Development LLC				Name of Principal	Brian McGeady
9349 Waterstone Blvd, Suite 200				Title of Principal	President
Cincinnati		Website	www.mvg.com	Direct line	(513) 588-2694
OH		Zip+4	45249-8325	Cellular	(513) 256-3810
(513) 774-8400	2694	E-mail	brian.mcgeady@mvg.com		

**B. CO-DEVELOPER 1**

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

N/A				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.

N/A				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.

N/A				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.

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

**B. GENERAL CONTRACTOR**

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

MV Residential Construction, Inc.				Name of Principal	Randy J. Humbert
9349 Waterstone Blvd., Suite 200				Title of Principal	President
Cincinnati		Website	www.mvg.com	Direct line	(513) 588-1605
OH		Zip+4	45249-8325	Cellular	(513) 588-1605
(513) 774-8400	1605	E-mail	randy.humbert@mvg.com		

**C. MANAGEMENT COMPANY**

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

MV Residential Property Management, Inc.				Name of Principal	Teresa Miller
9349 Waterstone Blvd., Suite 200				Title of Principal	Director of Regulatory Com
Cincinnati		Website	www.mvg.com	Direct line	(513) 588-1614
OH		Zip+4	45249-8325	Cellular	(513) 588-1614
(513) 774-8400	1614	E-mail	Teresa.Miller@mvg.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>D. ATTORNEY</b>	Arnall Golden Gregory			Name of Principal	Jeffrey Adams
Office Street Address	171 17th Street NW Suite 2100			Title of Principal	Partner
City	Atlanta	Website	www.agg.com	Direct line	(404) 873-7014
State	GA	Zip+4	30363-1031	Cellular	(404) 873-7014
10-Digit Office Phone / Ext.	(404) 873-7014	E-mail	jeffrey.adams@agg.com		

<b>E. ACCOUNTANT</b>	Tidwell Group			Name of Principal	Garrick Gibson
Office Street Address	3102 Bee Caves Road, Suite 102			Title of Principal	Partner
City	Austin	Website	www.thefctgroup.com	Direct line	(512) 850-2167
State	TX	Zip+4	78746-5569	Cellular	(512) 850-2167
10-Digit Office Phone / Ext.	(512) 693-2183	E-mail	garrick.gibson@tidwellgroup.com		

<b>F. ARCHITECT</b>	m+a architects			Name of Principal	Jim Pinter
Office Street Address	775 Yard St., Suite 325			Title of Principal	Architect
City	Columbus	Website	www.ma-architects.com/	Direct line	(614) 764-0407
State	OH	Zip+4	43212-3890	Cellular	(216) 314-9664
10-Digit Office Phone / Ext.	(614) 764-0407	E-mail	jimp@ma-architects.com		

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

<b>A. LAND SELLER (If applicable)</b>	Miracle on 34th Street, LLLP	Principal	Melissa Turner	10-Digit Phone / Ext.	(770) 932-0051
Office Street Address	3326 Sea Island Drive			City	Sea Island
State	GA	Zip+4	31561-0000	E-mail	melissa@legacyacademy.com

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	Owned by the same parent company, Miller-Valentine Operations, Inc. Miller-Valentine Operations, Inc. has been qualified as Certified General Partner / Principal for this application.
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	Owned by the same parent company, Miller-Valentine Operations, Inc. Miller-Valentine Operations, Inc. has been qualified as Certified General Partner / Principal for this application.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Developer/Owner/Contractor/Manager Miller-Valentine Operations, Inc. has been qualified as Certified General Partner / Principal for this application.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP, NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	Yes	Miller-Valentine Operations, Inc. is the sole Member of MV Affordable Housing LLC, which is the sole Member of the General Partner of the Applicant, MV Woodbury Manor LLC.
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		Yes	Miller-Valentine Operations, Inc. is the sole Member of the Developer
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant	No	No	For Profit		No	
Contractor	No	No	For Profit		Yes	Miller-Valentine Operations, Inc. is the sole Member of the Contractor
Managemen t Company	No	No	For Profit		Yes	Miller-Valentine Operations, Inc. is the sole Member of the Management Company
				Total	100.0000%	

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS - DCA USE ONLY**

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Woodbury Manor, Atlanta, Fulton County

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Final structure contingent on final negotiations with federal and state tax credit equity investors.	
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**PART THREE - SOURCES OF FUNDS - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. GOVERNMENT FUNDING SOURCES (check all that apply)**

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

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Sterling Bank	7,935,000	5.500%	24
Mortgage B	Lancaster Pollard (221d4)	3,500,000	4.150%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners, Inc	764,924		
State Housing Credit Equity	Affordable Equity Partners, Inc	342,000		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>12,541,924</b>		
Total Construction Period Costs from Development Budget:		<b>11,380,228</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>1,161,696</b>		

**PART THREE - SOURCES OF FUNDS - 2017-0 Woodbury Manor, Atlanta, Fulton 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)	Lancaster Pollard (221d4)	3,500,000	4.150%	40	40	179,473	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	4.63% MV Residential Development LLC	83,251	0.000%	10			Cash Flow

Total Cash Flow for Years 1 - 15: 535,008  
 DDF Percent of Cash Flow (Yrs 1-15) 15.561% 15.561%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners, Inc	7,649,235					
State Housing Credit Equity	Affordable Equity Partners, Inc	3,420,000					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		14,652,486					
Total Development Costs from Development Budget:		14,652,486					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
7,650,000	-765.00	52%
3,420,000	0.00	23%
		<u>76%</u>

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

**IV. DCA COMMENTS - DCA USE ONLY**

Project sourcing based on current commitments submitted with this application.	
--	--

**PART FOUR - USES OF FUNDS - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				8,000	8,000				
Market Study				7,500	7,500				
Environmental Report(s)				25,000	25,000				
Soil Borings				15,000	15,000				
Boundary and Topographical Survey				20,000	20,000				
Zoning/Site Plan Fees				5,000	5,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>80,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				650,000					
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	419,904		1,129,541	1,129,541				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>1,129,541</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				6,985,888	6,985,888				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>6,985,888</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		486,926	486,926				
Builder Overhead	6.000%	486,926	6.000%	162,309	162,309				
General Requirements*	2.000%	162,309	2.000%	486,926	486,926				
	6.000%	486,926	6.000%						
*See QAP: General Requirements policy	<b>14.000%</b>	<b>1,136,160</b>		<b>Subtotal</b>	<b>1,136,160</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>		<b>Average TCHC:</b>		125,021.47 per Res'l unit	125,021.47 per unit	125.70 per total sq ft			
9,251,589.06				129.21 per Res'l unit SF	129.21 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency		4.39%		405,771	405,771				

**PART FOUR - USES OF FUNDS - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee	119,350	119,350			
Bridge Loan Interest	478,910	360,011			
Construction Loan Fee					
Construction Loan Interest					
Construction Legal Fees	5,000	5,000			
Construction Period Inspection Fees	19,500	19,500			
Construction Period Real Estate Tax	40,000	40,000			
Construction Insurance	26,700	26,700			
Title and Recording Fees	51,629	51,629			
Payment and Performance bonds					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>741,089</b>	<b>622,190</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	174,250	174,250			
Architectural Fee - Supervision	30,750	30,750			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)		-			
Accessibility Inspections and Plan Review	15,000	15,000			
Construction Materials Testing	33,000	33,000			
Engineering	91,000	91,000			
Real Estate Attorney	45,000	45,000			
Accounting	20,000	20,000			
As-Built Survey	5,000	5,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>434,000</b>	<b>434,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 2,703</i>					
Building Permits	20,000	20,000			
Impact Fees	150,000	150,000			
Water Tap Fees <i>waived? No</i>	15,000	15,000			
Sewer Tap Fees <i>waived? No</i>	15,000	15,000			
<b>Subtotal</b>	<b>200,000</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	310,800				
Permanent Loan Legal Fees	42,000				
Title and Recording Fees	12,908				
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>365,708</b>				<b>-</b>

**PART FOUR - USES OF FUNDS - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>DCA-RELATED COSTS</b>			<b>DCA-RELATED COSTS</b>			
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		1,000				
LIHTC Allocation Processing Fee	72,000	72,000				
LIHTC Compliance Monitoring Fee	59,200	59,200				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	138,700				-
<b>EQUITY COSTS</b>			<b>EQUITY COSTS</b>			
Partnership Organization Fees		45,000				
Tax Credit Legal Opinion		5,000				
Syndicator Legal Fees		25,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	75,000				-
<b>DEVELOPER'S FEE</b>			<b>DEVELOPER'S FEE</b>			
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,800,000	1,800,000			
	<b>Subtotal</b>	1,800,000	1,800,000	-	-	-
<b>START-UP AND RESERVES</b>			<b>START-UP AND RESERVES</b>			
Marketing		62,900				
Rent-Up Reserves	84,104	84,104				
Operating Deficit Reserve:	262,309	263,125				
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,351	100,000	100,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	510,129	100,000	-	-	-
<b>OTHER COSTS</b>			<b>OTHER COSTS</b>			
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>14,652,486</b>	<b>12,894,050</b>	-	-	-
<b>Average TDC Per:</b>	<b>Unit:</b>	198,006.57	<b>Square Foot:</b>	199.08		

**PART FOUR - USES OF FUNDS - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**II. TAX CREDIT CALCULATION - BASIS METHOD**

**Subtractions From Eligible Basis**

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

**Eligible Basis Calculation**

Total Basis	12,894,050	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,894,050	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>	100.00%		
Adjusted Eligible Basis	12,894,050	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	79.73%	79.73%	79.73%
Qualified Basis	10,280,391	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	925,235	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>925,235</b>		

**III. TAX CREDIT CALCULATION - GAP METHOD**

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

14,661,836	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	
14,652,486					
3,500,000					
11,152,486					
/ 10					
1,115,249					
1.2300	=	Federal	0.8500	+	State
<b>906,706</b>					
906,706					
900,000					
<b>900,000</b>					

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

\* Our construction team, MV Residential Construction, Inc.; toured the site and used historical data from Georgia and non-Georgia developments we have recently built, as well as national construction cost data, the Site Concept Development Plan, preliminary discussions with subcontractors, and well as conversations with the Developer and General Partner, to help create the initial cost estimate. This cost estimate is based on the scope of work proposed in this project and includes geographic and site specific data.

**PART FOUR (b) - OTHER COSTS - 2017-0 - Woodbury Manor - Atlanta - Fulton, 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.

<b>DEVELOPMENT COST SCHEDULE</b> Section Name Section's Other Line Item	<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
<b>PRE-DEVELOPMENT COSTS</b> << Enter description here; provide detail & justification in tab Part IV-b >>  <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>Total Cost <input style="width: 50px;" type="text" value="-"/></span> <span>Total Basis <input style="width: 50px;" type="text" value="-"/></span> </div>		
<< Enter description here; provide detail & justification in tab Part IV-b >>  <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>Total Cost <input style="width: 50px;" type="text" value="-"/></span> <span>Total Basis <input style="width: 50px;" type="text" value="-"/></span> </div>		
<< Enter description here; provide detail & justification in tab Part IV-b >>  <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>Total Cost <input style="width: 50px;" type="text" value="-"/></span> <span>Total Basis <input style="width: 50px;" type="text" value="-"/></span> </div>		

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

[Empty justification box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

[Empty justification box for DCA-Related Costs]

Total Cost

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

[Empty description box for DCA-Related Costs]

[Empty justification box for DCA-Related Costs]

Total Cost

**EQUITY COSTS**

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

[Empty description box for Equity Costs]

[Empty justification box for Equity Costs]

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

<b>Description/Nature of Cost</b>	<b>Basis Justification</b>

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost  Total Basis

**OTHER COSTS**

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Woodbury Manor, Atlanta, Fulton 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

Fulton County Utility Allowances		
January 1, 2015	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	X			6	8			
Cooking	Electric	X			8	10			
Hot Water	Electric	X			17	25			
Air Conditioning	Electric	X			9	15			
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			39	47			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			73	93			
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>152</b>	<b>198</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Utility Allowances are based on the most recent applicable PHA allowances. In this case, the most recent are the 2015 PHA utility allowances from the Fulton County PHA. Applicant is using the 3+ story allowances for this product type, 4-story building with elevator.

**DCA COMMENTS**





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

Row House  
Walkup  
Elevator

Historic  
Historic  
Historic  
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	8	66	0	0	0	74
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	2,800	39,000	0	0	41,800
0	1,400	14,000	0	0	15,400
0	4,200	53,000	0	0	57,200
0	1,400	13,000	0	0	14,400
0	5,600	66,000	0	0	71,600
0	0	0	0	0	0
0	5,600	66,000	0	0	71,600

**III. ANCILLARY AND OTHER INCOME** (annual amounts)

Ancillary Income

12,174

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	40,700
Maintenance Salaries & Benefits	37,000
Support Services Salaries & Benefits	22,200
Other (describe here)	
<b>Subtotal</b>	<b>99,900</b>

**On-Site Office Costs**

Office Supplies & Postage	5,000
Telephone	2,000
Travel	6,000
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	3,000
Other (describe here)	
<b>Subtotal</b>	<b>16,000</b>

**Maintenance Expenses**

Contracted Repairs	9,000
General Repairs	14,000
Grounds Maintenance	
Extermination	5,000
Maintenance Supplies	9,000
Elevator Maintenance	2,500
Redecorating	9,250
Other (describe here)	
<b>Subtotal</b>	<b>48,750</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	
<b>Subtotal</b>	<b>0</b>

**Professional Services**

Legal	7,500
Accounting	5,000
Advertising	9,000
Other (describe here)	
<b>Subtotal</b>	<b>21,500</b>

**Utilities (Avg\$/mth/unit)**

Electricity	13	11,100
Natural Gas	0	
Water&Swr	6	5,000
Trash Collection		7,500
Other (describe here)		
<b>Subtotal</b>		<b>23,600</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	68,274
Insurance**	22,322
Workmen's Comp & Payroll Taxes	7,200
<b>Subtotal</b>	<b>97,796</b>

**Management Fee:**

	<b>28,871</b>
419.51	Average per unit per year
34.96	Average per unit per month

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

**TOTAL OPERATING EXPENSES 336,417**

Average per unit 4,546.18  
 Total OE Required 333,000

**Replacement Reserve (RR) 18,500**

Proposed average RR/unit amount:	250	
<b>Minimum Replacement Reserve Calculation</b>		
<u>Unit Type</u>	<u>Units x RR Min</u>	<u>Total by Type</u>
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	74 units x \$250 =	18,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>74</b>	<b>18,500</b>

**TOTAL ANNUAL EXPENSES 354,917**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

\*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation. Used the most recent version of the Atlanta Tax calculator and assumed a 6% capitalization rate. Tax calculation has been provided with this application.  
 \*\*To all Applicants: in addition to your other comments, please provide methodology for insurance calculation. The insurance quote has been included with this application but the methodology used was taking the total replacement cost of the development (hard and applicable soft costs) and applying our underwriting rates through our insurance provider with DCA and typical lender insurance requirements.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	608,700	620,874	633,291	645,957	658,876	672,054	685,495	699,205	713,189	727,453
Ancillary Income	12,174	12,417	12,666	12,919	13,178	13,441	13,710	13,984	14,264	14,549
Vacancy	(43,461)	(44,330)	(45,217)	(46,121)	(47,044)	(47,985)	(48,944)	(49,923)	(50,922)	(51,940)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(307,546)	(316,772)	(326,276)	(336,064)	(346,146)	(356,530)	(367,226)	(378,243)	(389,590)	(401,278)
Property Mgmt	(28,871)	(29,448)	(30,037)	(30,638)	(31,251)	(31,876)	(32,513)	(33,163)	(33,827)	(34,503)
Reserves	(18,500)	(19,055)	(19,627)	(20,215)	(20,822)	(21,447)	(22,090)	(22,753)	(23,435)	(24,138)
NOI	222,496	223,686	224,801	225,838	226,792	227,658	228,432	229,107	229,679	230,143
Mortgage A	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)
Mortgage B	(8,729)	(8,643)	(8,553)	(8,460)	(8,362)	(8,260)	(8,154)	(8,043)	(7,927)	(7,807)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	29,294	30,570	31,775	32,905	33,957	34,925	35,805	36,592	37,279	37,863
DCR Mortgage A	1.24	1.25	1.25	1.26	1.26	1.27	1.27	1.28	1.28	1.28
DCR Mortgage B	4.93	5.12	5.30	5.48	5.66	5.83	6.00	6.17	6.33	6.49
DCR Mortgage C										
DCR Other Source										
Total DCR	1.18	1.19	1.20	1.20	1.21	1.21	1.22	1.22	1.23	1.23
Oper Exp Coverage Ratio	1.63	1.61	1.60	1.58	1.57	1.56	1.54	1.53	1.51	1.50
Mortgage A Balance	3,465,119	3,428,762	3,390,868	3,351,371	3,310,203	3,267,294	3,222,569	3,175,953	3,127,366	3,076,723
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	742,002	756,842	771,979	787,418	803,167	819,230	835,615	852,327	869,373	886,761
Ancillary Income	14,840	15,137	15,440	15,748	16,063	16,385	16,712	17,047	17,387	17,735
Vacancy	(52,979)	(54,039)	(55,119)	(56,222)	(57,346)	(58,493)	(59,663)	(60,856)	(62,073)	(63,315)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(413,316)	(425,716)	(438,487)	(451,642)	(465,191)	(479,147)	(493,521)	(508,327)	(523,576)	(539,284)
Property Mgmt	(35,193)	(35,897)	(36,615)	(37,347)	(38,094)	(38,856)	(39,633)	(40,426)	(41,234)	(42,059)
Reserves	(24,862)	(25,608)	(26,377)	(27,168)	(27,983)	(28,822)	(29,687)	(30,578)	(31,495)	(32,440)
NOI	230,491	230,719	230,820	230,789	230,616	230,297	229,823	229,187	228,382	227,399
Mortgage A	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)
Mortgage B	(7,681)	(7,549)	(7,412)	(7,269)	(7,120)	(6,964)	(6,802)	(6,632)	(6,455)	(6,271)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	38,338	38,698	38,936	39,047	39,024	38,860	38,548	38,082	37,455	36,655
DCR Mortgage A	1.28	1.29	1.29	1.29	1.28	1.28	1.28	1.28	1.27	1.27
DCR Mortgage B	6.64	6.79	6.93	7.06	7.18	7.30	7.40	7.50	7.58	7.64
DCR Mortgage C										
DCR Other Source										
Total DCR	1.23	1.23	1.24	1.24	1.24	1.24	1.23	1.23	1.23	1.22
Oper Exp Coverage Ratio	1.49	1.47	1.46	1.45	1.43	1.42	1.41	1.40	1.38	1.37
Mortgage A Balance	3,023,937	2,968,920	2,911,575	2,851,804	2,789,505	2,724,571	2,656,890	2,586,347	2,512,820	2,436,182
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	904,496	922,586	941,038	959,859	979,056	998,637	1,018,610	1,038,982	1,059,761	1,080,957
Ancillary Income	18,090	18,452	18,821	19,197	19,581	19,973	20,372	20,780	21,195	21,619
Vacancy	(64,581)	(65,873)	(67,190)	(68,534)	(69,905)	(71,303)	(72,729)	(74,183)	(75,667)	(77,180)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(555,462)	(572,126)	(589,290)	(606,969)	(625,178)	(643,933)	(663,251)	(683,149)	(703,643)	(724,752)
Property Mgmt	(42,900)	(43,758)	(44,633)	(45,526)	(46,437)	(47,365)	(48,313)	(49,279)	(50,264)	(51,270)
Reserves	(33,413)	(34,415)	(35,448)	(36,511)	(37,607)	(38,735)	(39,897)	(41,094)	(42,327)	(43,596)
NOI	226,230	224,866	223,298	221,516	219,511	217,274	214,792	212,057	209,056	205,777
Mortgage A	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)
Mortgage B	(6,078)	(5,877)	(5,668)	(5,449)	(5,221)	(4,983)	(4,735)	(4,476)	(4,205)	(3,923)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	35,679	34,516	33,157	31,594	29,817	27,818	25,585	23,108	20,378	17,381
DCR Mortgage A	1.26	1.25	1.24	1.23	1.22	1.21	1.20	1.18	1.16	1.15
DCR Mortgage B	7.69	7.72	7.73	7.72	7.67	7.59	7.46	7.28	7.04	6.71
DCR Mortgage C										
DCR Other Source										
Total DCR	1.22	1.21	1.21	1.20	1.19	1.18	1.17	1.15	1.14	1.12
Oper Exp Coverage Ratio	1.36	1.35	1.33	1.32	1.31	1.30	1.29	1.27	1.26	1.25
Mortgage A Balance	2,356,303	2,273,045	2,186,266	2,095,816	2,001,540	1,903,276	1,800,856	1,694,103	1,582,835	1,466,861
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,102,576	1,124,627	1,147,120	1,170,062	1,193,464
Ancillary Income	22,052	22,493	22,942	23,401	23,869
Vacancy	(78,724)	(80,298)	(81,904)	(83,542)	(85,213)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(746,495)	(768,890)	(791,956)	(815,715)	(840,187)
Property Mgmt	(52,295)	(53,341)	(54,408)	(55,496)	(56,606)
Reserves	(44,904)	(46,251)	(47,639)	(49,068)	(50,540)
NOI	202,209	198,339	194,154	189,642	184,787
Mortgage A	(179,473)	(179,473)	(179,473)	(179,473)	(179,473)
Mortgage B	(3,629)	(3,322)	(3,002)	(2,668)	(2,319)
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	14,108	10,545	6,680	2,501	(2,005)
DCR Mortgage A	1.13	1.11	1.08	1.06	1.03
DCR Mortgage B	6.27	5.68	4.89	3.81	2.29
DCR Mortgage C					
DCR Other Source					
Total DCR	1.10	1.09	1.06	1.04	1.02
Oper Exp Coverage Ratio	1.24	1.23	1.22	1.21	1.20
Mortgage A Balance	1,345,981	1,219,988	1,088,666	951,789	809,122
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.87%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III) The 0.35% of the balance of the loan D4 Mortgage Insurance Premium Fee has been applied as Mortgage B. This is a required debt service payment that is required to be paid as part of the D4 Loan. The declining payments are consistent with how this loan is typically underwritten.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton 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.)
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20.)

**1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN**

Pass?

*Threshold Justification per Applicant*

All commitments submitted financially are firm commitments.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	8	157,897 x 8 units = 1,263,176	0	0	173,686 x 0 units = 0
2 BR	2	66	203,010 x 66 units = 13,398,660	0	0	223,311 x 0 units = 0
3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
<i>Subtotal</i>	<i>74</i>	<i>74</i>	<i>14,661,836</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>74</b>		<b>14,661,836</b>	<b>0</b>		<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:  
**14,652,486**

Cost Waiver Amount:

Historic Preservation Pts

Community Transp Opt Pts

**Project Cost Limit (PCL)**

**14,661,836**

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

DCA's Comments:

The proposed development is under the Project Cost Limit (PCL).

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**HFOP**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The proposed development is designated as a Senior (HOPA) development and meets DCA requirements.

**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?**

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:

**Movie Night and Semi-Monthly Birthday Parties**  
**Gardening Class**  
**Exercise Classes**

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

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

C. **N/A.**

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton 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.

Proposed development is Senior (HOPA), and the above services are proposed.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**5 MARKET FEASIBILITY**

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

A.	<b>Bowen National Research</b>	
B.	<b>7 months</b>	
C.	<b>96.10%</b>	
D.	<b>8.50%</b>	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

*Threshold Justification per Applicant*

The market study submitted with the application and the information included above shows the strong market characteristics of the market for this development.

*DCA's Comments:*

**6 APPRAISALS**

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

Appraiser's Name:

A.	<b>No</b>	
B.	<b>No</b>	
1)		
2)		
3)		
4)		
C.		
D.		
1)		
2)		
3)		

Pass?

*Threshold Justification per Applicant*

No identity of interest exists between the buyer and seller of the property. An appraisal required by lender and investor has been budgeted.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **United Consulting**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **United Consulting**

2) **72.2**

**Proposed construction techniques will reduce interior sound levels to below 45 db.**

D. Is the subject property located in a:

D.

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

1) **No**

2) **No**

a) **No**

b) **No**

c) **No**

3) **No**

a) **No**

b) **No**

c) **No**

4) **No**

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

- 1) Lead-based paint? 

No	
Yes	
No	
No	
- 2) Noise? 

No	
Yes	
No	
No	
- 3) Water leaks? 

No	
Yes	
No	
No	
- 4) Lead in water? 

No	
Yes	
No	
No	
- 5) Endangered species? 

No	
Yes	
No	
No	
- 6) Historic designation? 

No	
Yes	
No	
No	
- 7) Vapor intrusion? 

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

No	
Yes	
No	
No	

9) Mold? 

No	
Yes	
No	
No	

10) PCB's? 

No	
Yes	
No	
No	

11) Radon? 

No	
Yes	
No	
No	

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

**N/A**

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

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

1) 


2) 


3) 


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

G. 


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

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

H. 

<<Select>>	<<Select>>
------------	------------

I. List all contiguous Census Tracts:

I. 


J. Is Contract Addendum included in Application?

J. 


**Threshold Justification per Applicant**

**Development as proposed meets all DCA environmental requirements. Identified noise issue will be attenuated through building materials as noted.**

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date:
- 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.	Yes

*Threshold Justification per Applicant*

Development site is under control and the site control contract meets applicable DCA requirements. The entity with site control is the applicant. The seller of the property is an unrelated third party. The site control inspection period ends on December 31, 2017 and the closing date if no extensions are exercised is 1/31/18. This is after November 30, 2017.

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A.	Yes
B.	
C.	
D.	

*Threshold Justification per Applicant*

The proposed development site is located directly off of a public road. Proposed development site plan shows the access off of Riverside Road & Campbellton.

*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*

Zoning is in place at the time of application submission and all applicable Georgia DCA requirements are being met.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

N/A

Pass?

*Threshold Justification per Applicant*

2) Electric

Greystone Power Corp.

1) Yes

2) Yes

Greystone Power Corp. will be able to provide electricity to the site and have provided a letter.

*DCA's Comments:*

**12 PUBLIC WATER/SANITARY SEWER/STORM SEWER**

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

Pass?

A1) No

2) Yes

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

1) Public water

City of Atlanta

B1) Yes

2) Public sewer

Fulton County

2) Yes

*Threshold Justification per Applicant*

The City of Atlanta will be able to provide public water and Fulton County will be able to provide public sewer to the site and both have provided a letter.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

Agree

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

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

A1) Room

A2) Gazebo If "Other", explain here

A3) On-site laundry

B. 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

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

1) Community Garden		
2) Furnished Exercise / Fitness Center		

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

3)		
4)		

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

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

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b) No

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

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

D. Agree

1) Yes

2) Yes

3a) Yes

3b) Yes

*Threshold Justification per Applicant*

This development is providing required amenities that meet applicable DCA requirements.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

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

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

*Threshold Justification per Applicant*

This development is not a Rehabilitation development.

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

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

		Pass?	
A.	Yes		
B.	Yes		
C.	Yes		
D.	Yes		

*Threshold Justification per Applicant*

The Conceptual Site Development Plan is included in the application and all amenities required and selected are included on the plan.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

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

		Pass?	
A.	Agree		
B.	Agree		

*Threshold Justification per Applicant*

Applicant agrees to follow DCA standards and policies regarding Building Sustainability.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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

**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**17 ACCESSIBILITY STANDARDS**

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

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

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

*Threshold Justification per Applicant*

Applicant agrees to follow DCA standards and policies regarding Accessibility.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

**B. Standard Design Options for All Projects**

1) Exterior Wall Finishes (select one)

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

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

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

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

1)   
 2)

Pass?		
No		
Yes		
A.		
B.		
1) Yes		
2) Yes		
C.		
1)		
2)		

*Threshold Justification per Applicant*

Applicant agrees to follow DCA standards and policies regarding Architectural Design & Quality Standards.

*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*

Pass?		
A. Yes		
B. Yes		
C. No		
D. No		
E. Certifying GP/Developer		
F. << Select Designation >>		

Qualification Determination was submitted for PA17-016 Toccoa Commons and the Certified General Partner/Principal and Certified Developer were both Qualified - Conditional. The project team for this application is unchanged from the team contemplated for PA17-016 and that is reflected in this application. However, a revised Performance Workbook has been submitted reflecting two additional Project Narratives and Organizational Charts for Kings Bay Commons and for Woodbury Manor. These Organizational Charts reflect the same Project Team that the Qualification Determination was issued under; specifically MV Residential Development LLC and Miller-Valentine Operations, inc. The additional documentation needed as part of the conditional qualification (Letter from Syndicator or relevant state housing finance agency indicating good standing for all out of state development in the Compliance History Summary) has been provided as part of this application.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

*Threshold Justification per Applicant*

Pass?		
A. Yes		
B. No		
C. Yes		

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton 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.

Qualification Determination was submitted for PA17-016 Toccoa Commons and the Certified General Partner/Principal and Certified Developer were both Qualified - Conditional. The project team for this application is unchanged from the team contemplated for PA17-016 and that is reflected in this application. However, a revised Performance Workbook has been submitted reflecting two additional Project Narratives and Organizational Charts for Kings Bay Commons and for Woodbury Manor. These Organizational Charts reflect the same Project Team that the Qualification Determination was issued under; specifically MV Residential Development LLC and Miller-Valentine Operations, inc. The additional documentation needed as part of the conditional qualification (Letter from Syndicator or relevant state housing finance agency indicating good standing for all out of state development in the Compliance History Summary) has been provided as part of this application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

- A. Name of Qualified non-profit:
- B. Non-profit's Website:
- 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?
- 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?
- 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?
- 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?
- G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?  
 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity?
- 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?
- 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.

Pass?		
No		

*Threshold Justification per Applicant*

This development does not qualify for 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?
- 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)?
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:

Pass?		
No		
No		
No		

*Threshold Justification per Applicant*

This development does not qualify for the CHDO set-aside.

*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):

Pass?		
No		

*Threshold Justification per Applicant*

This development does not require any legal opinions at this point in the application process.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

**Applicant Response** **DCA USE**

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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).  
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:  
1) Number of Over Income Tenants  
2) Number of Rent Burdened Tenants  
3) Number of Vacancies  
4) Number of Down units  
5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):  
1) Individual interviews  
2) Meetings  
3) Written Notifications  
4) Other - describe in box provided:

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




--	--

*Threshold Justification per Applicant*

This development is new construction and will not trigger relocation or displacement of tenants.

*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*

This development will meet all AFFH requirements.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

This development is an optimal utilization of resources for DCA and will greatly benefit the residents of the City of South Fulton and Fulton County.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>59</b>	<b>22</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
	<b>A.</b>	<b>0</b>
	<b>B.</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

*Enter "1" for each item listed below.*

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

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	59	22
	3	2	0

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **74**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
16	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.62%	0.00%

**B. Deeper Targeting through New PBRA Contracts**

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

Nbr of PBRA Residential Units:

--	--

0.00%	0.00%
6	2

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

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

Scoring Justification per Applicant

<b>13</b>	<b>12</b>	<b>0</b>
	<b>Yes</b>	
12	<b>12</b>	
1	<b>0</b>	
various	<b>0</b>	

Maps detailing all Desirable Activities we are electing have been provided according to the instructions located in the Desirable and Undesirable characteristics form. Google Map directions, Site photographs, Aerial, Location Maps showing the route used and the site boundaries for each desirable activity have all been provided.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

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

<b>6</b>	<b>0</b>	<b>0</b>
	Applicant Agrees?	DCA Agrees?
	N/a	

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	59	22

**Flexible Pool**

Choose **A or B.**

**A. Transit-Oriented Development**

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

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

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

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

**B. Access to Public Transportation**

Choose **only one option in B.**

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

This criteria is not being elected by applicant.

DCA's Comments:

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

<< Enter transit agency/service name here >>	<Enter phone here>
<< Enter specific URL/webpage showing established <u>schedule</u> from transit agency website here >>	
<< Enter specific URL/webpage showing established <u>routes</u> from transit agency website (if different) here >>	

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

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

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

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

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

Yes/No	Yes/No
N/a	

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

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

10 Pts > Min In EF Green Communities

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

**Competitive Pool chosen:**

**Flexible**

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

Date of Course	2/14/17	Danielle Bleier	MV Residential Development LLC	Yes	
Date of Course		<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>		

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
		N/a	

**1. EarthCraft Communities**

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

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

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

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>59 22</b>

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

**Commitments for Building Certification:**

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

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

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

B.	N/a	
----	-----	--

**C. Exceptional Sustainable Building Certification**

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

C.	Yes/No	Yes/No
1.	Yes	

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

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

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

*Scoring Justification per Applicant*

Applicant agrees to exceed Min in Enterprise Green Communities by more than 10 points. The certification of participation in DCA's Green Building for Affordable Housing Training Course is included with this application.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

7	6	2
---	---	---

**A Census Tract Demographics**

3	2	
---	---	--

& Competitive Pool chosen: **Flexible**

	Yes/No	Yes/No
B.	Yes	

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

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

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

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

**C. Georgia Department of Public Health Stable Communities**

Per Applicant	Per DCA
<input type="text" value="A1"/>	<input type="text" value="&lt;Select&gt;"/>

2	2	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:

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

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

*DCA's Comments:*

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<b>TOTALS:</b>	<b>92</b>	<b>59</b>
	<b>10</b>	<b>22</b>
	<b>0</b>	<b>0</b>
	<b>N/a</b>	
	<b>N/a</b>	
	<b>N/a</b>	

**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.)	

<b>2</b>	<b>A.</b>	<b>0</b>	
		Yes/No	Yes/No

i.)	<b>N/a</b>	
ii.)	<b>N/a</b>	

- 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: **103.03** Eligible Basis Adjustment: **<<Select>>**

1	1.	<b>0</b>	
1	2.	<b>0</b>	

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<b>TOTALS:</b>	<b>92</b>	<b>59</b>	<b>22</b>

**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		
Contact Name	Direct Line		
a) i. CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes.		i.	N/a
CBO 1 Name	Purpose:	Letter of Support included?	
Community/neighborhd where partnership occurred	Website		
Contact Name	Direct Line		N/a
CBO 2 Name	Purpose:	Letter of Support included?	
Community/neighborhd where partnership occurred	Website		
Contact Name	Direct Line		N/a
ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder.		ii.	N/a
iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process.		iii.	N/a
or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.		b)	N/a

**Community Quarterback (CQB)**

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, <i>as delineated by the Community Transformation Plan</i> , to increase residents' access to local resources such as employment, education, transportation, and health?			0
ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?			N/a
iii. CQB Name			
Contact Name	Direct Line		
Contact Name	Direct Line		
Contact Name	Direct Line		

**2. Quality Transformation Plan**

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

4

2.

a) <i>Public and Private Engagement</i>		Tenancy:	<b>HFOP</b>		
Family Applicants must engage at least <b>two</b> different Transformation Partner types, while Senior Applicants must engage at least <b>one</b> . <b>Applicant agrees?</b>				N/a	
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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<b>TOTALS: 92</b>	<b>59</b>	<b>22</b>

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

b) <i>Citizen Outreach</i>	Choose either "i" or "ii" below for (b).	Yes/No	Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i. N/a	
or	Nbr of Respondents	N/a	
ii. Public Meetings		ii. N/a	

Meeting 1 Date		Dates: Mtg 2	Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 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	

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<b>TOTALS: 92</b>	<b>59</b>	<b>22</b>

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance		<b>HFOP</b>	4		<b>0</b>	
Source			1	1.	<b>0</b>	
Contact	Direct Line	Bank Name	Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.			
Email		Account Name				
Bank Contact	Direct Line	Bank Website				
		Contact Email				
Description of Use of Funds						
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.						

**2. Long-term Ground Lease**

a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?	1	2.	<b>0</b>	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?			<b>N/a</b>	

**3. Third-Party Capital Investment**

Unrelated Third-Party Name	Competitive Pool chosen: <b>Flexible</b>				2	3.	<b>0</b>	
Unrelated Third-Party Type	<Select unrelated 3rd party type>				Improvement Completion Date			
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?								
Distance from proposed project site in miles, rounded up to the next tenth of a mile					miles			
Description of Investment or Funding Mechanism								
Description of Investment's Furtherance of Plan								
Description of how the investment will serve the tenant base for the proposed development								
Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):		14,652,486			

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>22</b>
10	<b>0</b>	
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*

This criteria is not being elected by applicant.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

Competitive Pool chosen:

**Flexible**

4

3	0
---	---

**A. Phased Developments**

Phased Development?

**No**

**N/A**

3

0	
---	--

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

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

Number:

Name

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

Number:

Name

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

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

**B. Previous Projects (Flexible Pool)**

*(choose 1 or 2)*

3

3	0
---	---

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

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

**C. Previous Projects (Rural Pool)**

*(choose 1 or 3)*

4

0	0
---	---

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

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

*(additional point)*

3  
1  
2

1.	0	
2.	0	
3.	0	

*Scoring Justification per Applicant*

This development qualifies for 3 previous project points due to the development site being not within a 1-mile radius of a Georgia Housing Credit development that has received an award in the last Five (5) DCA funding cycles.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	59	22
	2	2	0
		Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

*Scoring Justification per Applicant*

None of the unfavorable market characteristics were listed in the market study.

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

*DCA's Comments:*

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

**12. EXCEPTIONAL NON-PROFIT**

0

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

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

*DCA's Comments:*

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

**(NOTE: Only Rural Pool applicants are eligible!)**

Urban or Rural:

Urban

2	0	
	Unit Total	74

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.

MGP	MV Woodbury Manor LLC	0.0100%	Brian McGeady	NPSponsr	N/A	0.0000%	0
OGP1	N/A	0.0000%	0	Developer	MV Residential Development LLC	0.0000%	Brian McGeady
OGP2	N/A	0.0000%	0	Co-Developer 1	N/A	0.0000%	0
OwnCons	N/A	0.0000%	0	Co-Developer 2	N/A	0.0000%	0
Fed LP	Affordable Equity Partners, Inc.	98.9900%	Brian Kimes	Developmt Consult	N/A	0.0000%	0
State LP	Affordable Equity Partners, Inc.	1.0000%	Brian Kimes				

*Scoring Justification per Applicant*

*DCA's Comments:*

This criteria is not being elected by applicant.

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	59	22

**14. DCA COMMUNITY INITIATIVES**

**A. Georgia Initiative for Community Housing (GICH)**

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

- Identifies the project as located within their GICH community: < Select applicable GICH >
- Is indicative of the community's affordable housing goals
- Identifies that the project meets one of the objectives of the GICH Plan
- 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?
- 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: **Atlanta** County: **Fulton** QCT? **No** Census Tract #: **103.03**

Scoring Justification per Applicant

DCA's Comments:

This criteria is not being elected by applicant.	
--	--

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

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

Indicate that the following criteria are met:

- Funding or assistance provided below is binding and unconditional except as set forth in this section.
- Resources will be utilized if the project is selected for funding by DCA.
- Loans are for both construction and permanent financing phases.
- 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.
- 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.
- If 538 loans are being considered for points in this section, the funds will be obligated by USDA by September 30, 2017.

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

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

Total Qualifying Sources (TQS):

	Amount		Amount
a)		a)	
b)		b)	
c)		c)	
d)		d)	
e)		e)	
f)		f)	
g)		g)	
h)		h)	
i)		i)	
j)	3,500,000	j)	
<b>3,500,000</b>		<b>0</b>	

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

14,652,486	23.8867%	0.0000%
------------	----------	---------

HUD has provided a letter that certified that the information for the Woodbury Manor development has been selected for further consideration under the D4 program. The amount in the letter is for the \$3,500,000 (which is over the necessary 10% for scoring purposes) noted in this application and these funds will be utilized according to the applicable DCA requirements, including the interest rate requirement.

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>59</b>	<b>22</b>

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
1.		0 - 10	
2.		0 - 10	
3.		0 - 5	
4.		0 - 5	
5.		0 - 5	
6.		0 - 5	
<b>Total:</b>		<b>0 - 40</b>	<b>0</b>

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
59
6
6

3		<b>2</b>	<b>0</b>
2	A.	<b>2</b>	<b>0</b>
1.	1.	<b>Agree</b>	
	2.	<b>Yes</b>	
	3.	<b>Yes</b>	
	4.	<b>Yes</b>	

**B. Target Population Preference**

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

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

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

Nbr of Settlement units:

0	0.0%
---	------

3	B.	<b>0</b>	<b>0</b>
1.	1.	<b>Disagree</b>	
	2.	<b>Disagree</b>	

Scoring Justification per Applicant

The development as contemplated meets the 10% required for the Section 811 program as administered by DCA. Applicant is willing to accept Assistance if offered by DCA. These elections meet applicable DCA requirements.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

Historic Credit Equity:

**A. Historic and Adaptive Reuse**

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

Historic adaptive reuse units:

Total Units

% of Total

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

2		<b>0</b>	<b>0</b>
2	A.	<b>0</b>	

**B. Historic**

Nbr Historic units:

1	B.	<b>0</b>	
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**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>59</b>	<b>22</b>

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

Total Units: **74**  
% of Total: **0.00%**

DCA's Comments:

**19. HEALTHY HOUSING INITIATIVES**

(choose A or B or C)

<b>3</b>	<b>3</b>	<b>0</b>
----------	----------	----------

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

According to the CDC's Community Health Status Indicators and the Fulton County Community Health Needs Assessment the reduction in the following will increase the quality of life for residents such data as obesity, excessive smoking/drinking and physical inactivity. According to County Health Rankings, Fulton County out of 156 counties surveyed, ranks 23rd in Length of Life, 32nd in quality of Life and a staggering 150th in Physical Environment due to severe housing problems. Through the LIHTC program, Woodbury Manor will address the Healthy Housing Initiative by providing education, consultation and screening for many of the problems attributable to the low rankings such as obesity (blood pressure screening, regular measurement of body weight, height and body mass), excessive drinking, excessive smoking and physical inactivity. Woodbury Manor residents will have 24 hour access to an on-site exercise area, coupled with the monthly consults and screenings which should provide a measurable effort to improve resident health as it relates to the overall county rankings.

**A. Preventive Health Screening/Wellness Program for Residents**

<b>3</b>	<b>3</b>	<b>0</b>
----------	----------	----------

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence Cost to Resident

a) Blood Pressue Management	Monthly	0
b) Psych Nursing	Monthly	0
c) Medical Social Work	Monthly	0
d) N/A		

**B. Healthy Eating Initiative**

<b>2</b>	<b>0</b>	<b>0</b>
----------	----------	----------

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

Disagree

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

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

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

<b>2.</b>	<b>N/a</b>	
-----------	------------	--

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>59 22</b>

d)

**C. Healthy Activity Initiative**

Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project?     
 << If Agree, enter type of Healthy Activity Initiative here >>

- The dedicated multi-purpose walking trail that is 1/2 mile or longer that promotes walking, jogging, or biking will:
  - Be well illuminated?
  - Contain an asphalt or concrete surface?
  - Include benches or sitting areas throughout course of trail?
  - Provide distance signage?
  - Provide 1 piece of fitness equipment per every 1/8 mile of trail?
- The monthly educational information will be provided free of charge to the residents on related events?

Scoring Justification per Applicant

Explanation above is the justification of why the health screening / wellness program is being proposed on site by a mobile health provider. An MOU between the applicant and Interim Health Care has been included in this application and outlines the services being provided, that the occurrences are monthly, and that this will be provided with little to no cost to the residents. Currently this is proposed to be provided at no cost to the residents.

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

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

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Stonewall Tell Elementary School	Pre-K to 5	No	83.80	73.30	72.20	76.43	Yes	
b) Middle/Junior High	Sandtown Middle School	6 to 8	No	69.80	63.20	56.90	63.30	No	
c) High	Westlake High School	9 to 12	No	69.10	64.70	73.50	69.10	No	
d) Primary/Elementary	Stonewall Tell Elementary School	Pre-K to 5	No						
e) Middle/Junior High	Sandtown Middle School	6 to 8	No						
f) High	Westlake High School	9 to 12	No						

Scoring Justification per Applicant

Per the QAP, applicant is electing to use the average of 2013-2015 for its three consecutive years of CCRPI school data for the three schools noted. The School Map showing the school attendance zones that the development site is located in has been included in the application documents.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>59 22</b>
	<b>2</b>	<b>0 0</b>

**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%

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

This criteria is not being elected by applicant.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

<b>10</b>	<b>10 10</b>
	<b>10 10</b>
<b>5</b>	

Scoring Justification per Applicant

Submitted evidence from Syndicators or Housing Finance Agencies demonstrate that applicant successfully developed and currently owns more than Twenty (20) Tax Credit properties.

DCA's Comments:

<b>TOTAL POSSIBLE SCORE</b>	<b>92</b>	<b>59 22</b>
EXCEPTIONAL NONPROFIT POINTS		0
INNOVATIVE PROJECT CONCEPT POINTS		0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS** 22

**PART NINE - SCORING CRITERIA - 2017-0 Woodbury Manor, Atlanta, Fulton County**

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
-----------------------	----------------------

**TOTALS:**

**92**

<b>59</b>	<b>22</b>
-----------	-----------

*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**

Woodbury Manor  
Atlanta, Fulton County

N/A

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**  
Woodbury Manor  
Atlanta, Fulton County

**Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative**

Woodbury Manor  
Atlanta, Fulton County

N/A



## Scoring Section 16 - Innovative Project Concept Narrative

Woodbury Manor  
Atlanta, Fulton County

N/A



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]