

**Project Narrative**  
Townview Place  
Jonesboro, Clayton County

Townview Place is a proposed affordable housing community to be located on North Main Street in Jonesboro, Clayton County, Georgia. The development is intended as an age 62+ Senior community with 60 units available to Seniors making at or below 50% and 60% of the AMI. The unit mix will provide 12 one bedroom/one bathroom and 48 two bedroom/one bathroom units in one three-story, elevator serviced residential building.

For residents, interior and exterior gathering areas will be available for socializing and community events, as well as an equipped computer center, an equipped fitness center, and an on-site laundry facility for resident use. Unit amenities will include Energy Star appliances in the kitchen, and every unit will be accessible and adaptable as defined by the Fair Housing Amendments Act.

The site location will put Seniors in close proximity to retail, grocery, and other community areas of interest. Townview Place is within 2 miles of 15 desirable activities. For those who need it, public transportation is available near the site. Market analyst Novogradac and Company finds there is adequate demand in the area and is feasible as proposed and that the demand for affordable housing, the increasing senior population, and the high quality construction and competitive amenities package will benefit the primary market area.

The project concept will address the needs of the Senior population of Jonesboro and Clayton by offering additional affordable housing options, and transforming the community through a plan to improve the immediate area for short-term results with long-term benefits. The tenants of Townview Place will have the option to attend holiday parties, birthday parties, and potluck social events. Additionally, computer classes and exercise classes will be offered to residents who wish to improve their technology skills or add exercise to their health routines.

**PART ONE - PROJECT INFORMATION - 2017-0 Townview Place, Jonesboro, Clayton 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

**I. DCA RESOURCES**

LIHTC (auto-filled from later entries)	\$	850,000	DCA HOME (from Consent Form)	\$	-
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**II. TYPE OF APPLICATION**

Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	2017PA-016
		Have any changes occurred in the project since pre-application?	No

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

Project Name previously used:		DCA Project Nbr previously assigned	
Has the Project Team changed?		If No, what was the DCA Qualification Determination for the Team in that review	<< Select Designation >>

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Brian McGeady		Title	Partner	
Address	9349 WaterStone Blvd., Suite 200		Direct Line	(513) 588-2694	
City	Cincinnati		Fax		
State	OH	Zip+4	45249-8320	Cellular	(513) 256-3810
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	Townview Place		Phased Project?	No	
Site Street Address (if known)	N Main Street		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	8099 N Main Street		Scattered Site?	No	
Site Geo Coordinates (##.#####)	Latitude: 33.526607	Longitude: -84.360921	Acreage	10.4500	
City	Jonesboro	9-digit Zip**	30236-2239	Census Tract Number	13063040611
Site is predominantly located:	Within City Limits	County	Clayton	QCT?	Yes
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban
	Congressional	State Senate	State House	HUD SA:	MSA
	13	34	75	Atlanta-Sandy Springs-Ma	

\* If street number unknown

Legislative Districts \*\*

If on boundary, other district:

**Political Jurisdiction**

Name of Chief Elected Official	Joy B. Day	Title	Mayor	Website	www.jonesboroga.com
Address	124 North Avenue		City	Jonesboro	
Zip+4	30236-0000	Phone	(770) 478-3800	Email	jday@jonesboroga.com

\*\* Must be verified by applicant using following websites:

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

Legislative Districts: <http://volesmart.org/>

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	60	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 Townview Place, Jonesboro, Clayton County**

**B. Mixed Use**

No

**C. Unit Breakdown**

		PBRA
Number of Low Income Units	60	0
Number of 50% Units	21	0
Number of 60% Units	39	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	60	
Common Space Units	0	
Total Units	60	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	54,600
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	54,600
Total Common Space Unit Square Footage	0
Total Square Footage from Units	54,600

**E. Buildings**

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

Total Common Area Square Footage from Nonresidential areas	13,995
Total Square Footage	68,595

**F. Total Residential Parking Spaces**

90

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

**VI. TENANCY CHARACTERISTICS**

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

Elderly

If Other, specify:

N/A

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

<b>B. Mobility Impaired</b>	Nbr of Units Equipped:	3
Roll-In Showers	Nbr of Units Equipped:	2
<b>C. Sight / Hearing Impaired</b>	Nbr of Units Equipped:	2

% of Total Units	5.0%	Required:	5%
% of Units for the Mobility-Impaired	66.7%	Required:	40%
% of Total Units	3.3%	Required:	2%

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

<b>A. LIHTC:</b>	Nonprofit	No
<b>B. HOME:</b>	CHDO	No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Flexible

**X. TAX EXEMPT BOND FINANCED PROJECT**

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

**PART ONE - PROJECT INFORMATION - 2017-0 Townview Place, Jonesboro, Clayton 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 type="text" value="No"/>
Original GHFA/DCA Project Number	<input type="text" value="No"/>
First Year of Credit Period	<input type="text" value=""/>
Expiring Tax Credit (15 Year)	<input type="text" value=""/>
Date all buildings will complete 15 yr Compliance pd	<input type="text" value=""/>

First Building ID Nbr in Project	<input type="text" value="GA-"/>
Last Building ID Nbr in Project	<input type="text" value="GA-"/>

**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 Townview Place, Jonesboro, Clayton County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

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

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

No
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**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):	N/A
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	No
Operating Expense?	No	If Yes, new Limit is ----->:	
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	

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

Acquisition	N/A
Rehab	N/A
New Construction	August 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Townview Place, Jonesboro, Clayton 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)

Townview Place L.P.				Name of Principal		Brian McGeady	
N Main Street				Title of Principal		President	
Jonesboro		Fed Tax ID:		Direct line		(513) 588-2694	
GA	Zip+4	30236-2239	Org Type:	For Profit	Cellular		(513) 256-3810
(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 Townview Place, LLC				Name of Principal		Brian McGeady	
9349 WaterStone Blvd. Suite 200				Title of Principal		President	
Cincinnati		Website		www.mvq.com		Direct line	
OH	Zip+4	45249-8320	Cellular		(513) 588-2694		(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.

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

**c. Other General Partner**

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

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

**2. LIMITED PARTNERS (PROPOSED OR ACTUAL)**

**a. Federal Limited Partner**

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

Affordable Equity Partners, Inc				Name of Principal		Brian Kimes	
206 Peach Way				Title of Principal		Vice President	
Columbia		Website		www.aepartners.com		Direct line	
MO	Zip+4	65203-4905	Cellular		(573) 443-2021		(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	
206 Peach way				Title of Principal		Vice President	
Columbia		Website		www.aepartners.com		Direct line	
MO	Zip+4	65203-4905	Cellular		(573) 443-2021		(573) 424-8811
(573) 443-2021			E-mail		bkimes@aepartners.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Townview Place, Jonesboro, Clayton 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	45249-8320	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.

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

Fairway Construction Co., Inc				Name of Principal	Steven Hickey
206 Peach Way				Title of Principal	Director of Operations
Columbia		Website	www.fairwayconstruction.net	Direct line	(573) 443-2021
MO		Zip+4	65203-4905	Cellular	
(573) 443-2021		E-mail	shickey@fairwayconstruction.net		

**C. MANAGEMENT COMPANY**

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

Fairway Management, Inc.				Name of Principal	Ryan Stevens
3290 Northside Parkway, Suite 300				Title of Principal	Director of Operations
Atlanta		Website	www.fairwaymanagement.com	Direct line	(573) 443-2021
GA		Zip+4	30327-2216	Cellular	
(573) 443-2021		E-mail	rstevens@fairwaymanagement.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Townview Place, Jonesboro, Clayton County**

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<b>D. ATTORNEY</b>	Arnall Golden Gregory			Name of Principal	Jeffrey C. Adams
Office Street Address	171 17th Street NW, Suite2100			Title of Principal	Partner
City	Atlanta	Website	www.agg.com	Direct line	(404) 873-7014
State	GA	Zip+4	30363-1031	Cellular	
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.tidwellgroup.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>	Rosemann & Associates, P.C.			Name of Principal	Donald E. Rosemann
Office Street Address	1526 Grand Boulevard			Title of Principal	Principal
City	Kansas City	Website		Direct line	(816) 472-1448
State	MO	Zip+4	64108-0000	Cellular	
10-Digit Office Phone / Ext.	(816) 472-1448	E-mail	drosemann@rosemann.com		

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

<b>A. LAND SELLER</b> (If applicable)	Fayetteville Gingercake Road, LL	Principal		10-Digit Phone / Ext.	
Office Street Address	1720 Peachtree Street, Suite 150		City	Atlanta	
State	GA	Zip+4	30309-0000	E-mail	shis@shailendregroup.com

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	Yes	The General Contractor and the Federal and State Limited Partner are related entities.
7. Developer and Consultant?	No	
8. Other	Yes	The Management Company and the Federal and State Limited Partner are related entities

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Townview Place, Jonesboro, Clayton County**

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

**C. ADDITIONAL INFORMATION**

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

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART THREE - SOURCES OF FUNDS - 2017-0 Townview Place, Jonesboro, Clayton County**

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

Yes	Tax Credits					
	Historic Rehab Credits		Yes	FHA Risk Share		Georgia TCAP *
	Tax Exempt Bonds: \$			FHA Insured Mortgage		USDA 515
	Taxable Bonds			Replacement Housing Funds		USDA 538
	CDBG			McKinney-Vento Homeless		USDA PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			FHLB / AHP *		Section 8 PBRA
	DCA HOME * -- Amt \$			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	Other HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME - Source	Specify Other HOME Source here		HUD CHOICE Neighborhoods		Other <b>Type</b> of Funding - describe <i>type/program</i> here
						Specify <b>Administrator</b> 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	HUD 221(d)4	1,850,000	4.750%	18
Mortgage B	Sterling Bank	5,904,918	6.000%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners, Inc	1,682,660		
State Housing Credit Equity	Affordable Equity Partners, Inc	760,750		
Other Type (specify)	GP & LP Equity	110		
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>10,198,438</b>		
Total Construction Period Costs from Development Budget:		<b>10,198,438</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-0 Townview Place, Jonesboro, Clayton 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)	HUD 221(d)4	1,850,000	4.750%	40	40	103,398	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.51% MV Residential Development LLC	6,895	0.000%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 378,559  
 DDF Percent of Cash Flow (Yrs 1-15) 1.821% 1.821%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Affordable Equity Partners, Inc.	6,730,640					
State Housing Credit Equity	Affordable Equity Partners, Inc.	3,043,000					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: GP & LP Equity		110					
Other:							
Other:							
Total Permanent Financing:		11,630,645					
Total Development Costs from Development Budget:		11,630,645					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
6,800,000	-69,360.00	58%
2,975,000	68,000.00	26%
		<u>84%</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**

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**PART FOUR - USES OF FUNDS - 2017-0 Townview Place, Jonesboro, Clayton 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				2,500	2,500				
Market Study				8,000	8,000				
Environmental Report(s)				5,600	5,600				
Soil Borings				7,250	7,250				
Boundary and Topographical Survey				12,000	12,000				
Zoning/Site Plan Fees									
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>35,350</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				850,000				850,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>850,000</b>	<b>-</b>	<b>-</b>	<b>850,000</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	95,694		1,000,000	950,000			50,000	
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>950,000</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				5,419,005	5,419,005				
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>5,419,005</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>		385,140	385,140				
Builder Overhead	6.000%	385,140	6.000%	128,380	128,380				
General Requirements*	2.000%	128,380	2.000%	385,140	385,140				
	6.000%	385,140	6.000%						
*See QAP: General Requirements policy	<b>14.000%</b>	<b>898,661</b>		<b>Subtotal</b>	<b>898,660</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>		121,961.08 per Res'l unit	121,961.08 per unit	106.68 per total sq ft			
7,317,665.00				134.02 per Res'l unit SF	134.02 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency		5.00%		365,883	365,883				

**PART FOUR - USES OF FUNDS - 2017-0 Townview Place, Jonesboro, Clayton 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					
Bridge Loan Interest					
Construction Loan Fee	59,050	59,050			
Construction Loan Interest	352,184	295,759			56,425
Construction Legal Fees	15,000	15,000			
Construction Period Inspection Fees					
Construction Period Real Estate Tax	2,500	2,500			
Construction Insurance	12,500	12,500			
Title and Recording Fees	15,000	15,000			
Payment and Performance bonds					
Other: Letter of Credit	36,589	36,589			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>492,823</b>	<b>436,398</b>	<b>-</b>	<b>-</b>	<b>56,425</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	140,000	140,000			
Architectural Fee - Supervision	50,000	50,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	15,000	15,000			
Accessibility Inspections and Plan Review	22,500	22,500			
Construction Materials Testing	25,000	25,000			
Engineering	110,000	110,000			
Real Estate Attorney	15,000	15,000			
Accounting	15,000	15,000			
As-Built Survey	8,000	8,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>420,500</b>	<b>420,500</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 3,027</i>					
Building Permits	51,950	51,950			
Impact Fees	31,500	31,500			
Water Tap Fees <i>waived? No</i>	58,560	58,560			
Sewer Tap Fees <i>waived? No</i>	39,600	39,600			
<b>Subtotal</b>	<b>181,610</b>	<b>181,610</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	70,300				70,300
Permanent Loan Legal Fees	30,000				30,000
Title and Recording Fees	10,000				10,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other:					
<b>Subtotal</b>	<b>110,300</b>				<b>110,300</b>

**PART FOUR - USES OF FUNDS - 2017-0 Townview Place, Jonesboro, Clayton 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>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	68,000	68,000				68,000
LIHTC Compliance Monitoring Fee	48,000	48,000				48,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	126,500				126,500
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		2,500				2,500
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	2,500				2,500
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	59.505%	806,990	807,282			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	40.495%	549,181	549,537			
	<b>Subtotal</b>	1,356,171	1,356,819	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		15,000				15,000
Rent-Up Reserves	64,881	64,881				64,881
Operating Deficit Reserve:	181,461	181,462				181,462
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,000	60,000	60,000			
Other: <u>Community Improvement Fund</u>		50,000				50,000
	<b>Subtotal</b>	371,343	60,000	-	-	311,343
		<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>11,630,645</b>	<b>10,124,225</b>	-	-	<b>1,507,068</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	193,844.08	<b>Square Foot:</b>	169.56		

**PART FOUR - USES OF FUNDS - 2017-0 Townview Place, Jonesboro, Clayton 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	10,124,225	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	10,124,225	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: DDA/QCT 130.00%		
Adjusted Eligible Basis	13,161,493	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	13,161,493	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,184,534	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>1,184,534</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**

11,639,244	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
11,630,645				
1,850,110				
9,780,535				
/ 10				
978,054				
1.1500	=	Federal 0.8000	+	State 0.3500
<b>850,481</b>				
850,481				
850,000				
<b>850,000</b>				

**PART FOUR - USES OF FUNDS - 2017-0 Townview Place, Jonesboro, Clayton County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Please see Tab 1, Item 7 for evidence supporting budgeted amounts for local government fees (Water/Sewer tap and impact fees, building permit fees).

Please see Tab 1, Item 7 for support of real estate tax calculation and insurance expense projections.

**PART FOUR (b) - OTHER COSTS - 2017-0 - Townview Place - Jonesboro - Clayton, County**

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

Letter of Credit

A HUD 221(d)4 loan is being used and the loan requires a letter of credit fee equal to 25% of 2% of the Total Construction Cost.

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**

0

Total Cost

**DCA-RELATED COSTS**

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

Total Cost

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

Total Cost

**EQUITY COSTS**

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

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

Community Improvement Fund

The Applicant reduced the Developer Fee by \$50,000 and has noted this as an expenditure for the Community Improvement Fund.

Total Cost  Total Basis

**OTHER COSTS**

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

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Townview Place, Jonesboro, Clayton 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

Jonesboro Housing Authority		
4.1.2016	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			35	41			
Cooking	Electric	X			7	8			
Hot Water	Electric	X			11	16			
Air Conditioning	Electric	X			11	12			
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			37	45			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			27	36			
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>128</b>	<b>158</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**

**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	12	48	0	0	0	60
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	5,250	30,400	0	0	35,650
0	3,750	15,200	0	0	18,950
0	9,000	45,600	0	0	54,600
0	0	0	0	0	0
0	9,000	45,600	0	0	54,600
0	0	0	0	0	0
0	9,000	45,600	0	0	54,600

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

**Ancillary Income**

8,669

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

2.00%

**Other Income (OI) by Year:**

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	44,330
Maintenance Salaries & Benefits	24,939
Support Services Salaries & Benefits	
Supportive Services	2,880
<b>Subtotal</b>	<b>72,149</b>

**On-Site Office Costs**

Office Supplies & Postage	1,750
Telephone	8,500
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Misc. Administration Costs	7,000
<b>Subtotal</b>	<b>17,250</b>

**Maintenance Expenses**

Contracted Repairs	
General Repairs	6,000
Grounds Maintenance	15,000
Extermination	5,500
Maintenance Supplies	1,200
Elevator Maintenance	2,500
Redecorating	500
Other (describe here)	
<b>Subtotal</b>	<b>30,700</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	600
<b>Subtotal</b>	<b>600</b>

**Professional Services**

Legal	500
Accounting	7,000
Advertising	250
Other (describe here)	
<b>Subtotal</b>	<b>7,750</b>

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

Electricity	29	20,925
Natural Gas	0	
Water&Swr	28	20,000
Trash Collection		5,000
Cable TV / Internet		1,200
<b>Subtotal</b>		<b>47,125</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	36,000
Insurance**	17,650
Personal Property Taxes	1,500
<b>Subtotal</b>	<b>55,150</b>

**Management Fee:**

**28,800**

516.13 Average per unit per year  
43.01 Average per unit per month

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

**TOTAL OPERATING EXPENSES 259,524**

Average per unit 4,325.40

Total OE Required 240,000

**Replacement Reserve (RR)**

**15,000**

Proposed average RR/unit amount: 250

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	60 units x \$250 =	15,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>60</b>	<b>15,000</b>

**TOTAL ANNUAL EXPENSES 274,524**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Please see Tab 01, Feasibility for supporting documentation for Real Estate Tax and Insurance estimates.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Townview Place, Jonesboro, Clayton 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:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	433,440	442,109	450,951	459,970	469,169	478,553	488,124	497,886	507,844	518,001
Ancillary Income	8,669	8,842	9,019	9,199	9,383	9,571	9,762	9,958	10,157	10,360
Vacancy	(30,948)	(31,567)	(32,198)	(32,842)	(33,499)	(34,169)	(34,852)	(35,549)	(36,260)	(36,985)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(230,724)	(237,646)	(244,775)	(252,118)	(259,682)	(267,472)	(275,497)	(283,761)	(292,274)	(301,042)
Property Mgmt	(28,800)	(29,664)	(30,554)	(31,471)	(32,415)	(33,387)	(34,389)	(35,420)	(36,483)	(37,577)
Reserves	(15,000)	(15,450)	(15,914)	(16,391)	(16,883)	(17,389)	(17,911)	(18,448)	(19,002)	(19,572)
NOI	136,637	136,625	136,530	136,347	136,075	135,707	135,238	134,665	133,982	133,185
Mortgage A	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	28,239	28,226	28,131	27,949	27,676	27,308	26,840	26,267	25,584	24,786
DCR Mortgage A	1.32	1.32	1.32	1.32	1.32	1.31	1.31	1.30	1.30	1.29
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.32	1.32	1.32	1.32	1.32	1.31	1.31	1.30	1.30	1.29
Oper Exp Coverage Ratio	1.50	1.48	1.47	1.45	1.44	1.43	1.41	1.40	1.39	1.37
Mortgage A Balance	1,834,134	1,817,498	1,800,055	1,781,764	1,762,586	1,742,476	1,721,391	1,699,281	1,676,099	1,651,790
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Townview Place, Jonesboro, Clayton 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:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	528,361	538,928	549,707	560,701	571,915	583,353	595,020	606,921	619,059	631,440
Ancillary Income	10,567	10,779	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629
Vacancy	(37,725)	(38,479)	(39,249)	(40,034)	(40,835)	(41,651)	(42,484)	(43,334)	(44,201)	(45,085)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(310,074)	(319,376)	(328,957)	(338,826)	(348,991)	(359,460)	(370,244)	(381,352)	(392,792)	(404,576)
Property Mgmt	(38,705)	(39,866)	(41,062)	(42,294)	(43,563)	(44,869)	(46,216)	(47,602)	(49,030)	(50,501)
Reserves	(20,159)	(20,764)	(21,386)	(22,028)	(22,689)	(23,370)	(24,071)	(24,793)	(25,536)	(26,303)
NOI	132,266	131,222	130,046	128,733	127,276	125,670	123,905	121,979	119,881	117,605
Mortgage A	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	23,867	22,824	21,648	20,335	18,878	17,272	15,507	13,580	11,483	9,206
DCR Mortgage A	1.28	1.27	1.26	1.25	1.23	1.22	1.20	1.18	1.16	1.14
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.28	1.27	1.26	1.25	1.23	1.22	1.20	1.18	1.16	1.14
Oper Exp Coverage Ratio	1.36	1.35	1.33	1.32	1.31	1.29	1.28	1.27	1.26	1.24
Mortgage A Balance	1,626,302	1,599,576	1,571,553	1,542,169	1,511,359	1,479,053	1,445,179	1,409,660	1,372,416	1,333,365
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Townview Place, Jonesboro, Clayton 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:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	644,069	656,950	670,089	683,491	697,161	711,104	725,326	739,833	754,630	769,722
Ancillary Income	12,881	13,139	13,402	13,670	13,943	14,222	14,507	14,797	15,093	15,394
Vacancy	(45,987)	(46,906)	(47,844)	(48,801)	(49,777)	(50,773)	(51,788)	(52,824)	(53,881)	(54,958)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(416,713)	(429,215)	(442,091)	(455,354)	(469,014)	(483,085)	(497,577)	(512,505)	(527,880)	(543,716)
Property Mgmt	(52,016)	(53,576)	(55,184)	(56,839)	(58,544)	(60,301)	(62,110)	(63,973)	(65,892)	(67,869)
Reserves	(27,092)	(27,904)	(28,742)	(29,604)	(30,492)	(31,407)	(32,349)	(33,319)	(34,319)	(35,348)
NOI	115,143	112,488	109,630	106,563	103,277	99,761	96,008	92,008	87,751	83,225
Mortgage A	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	6,745	4,090	1,232	(1,835)	(5,122)	(8,637)	(12,390)	(16,390)	(20,647)	(25,174)
DCR Mortgage A	1.11	1.09	1.06	1.03	1.00	0.96	0.93	0.89	0.85	0.80
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.11	1.09	1.06	1.03	1.00	0.96	0.93	0.89	0.85	0.80
Oper Exp Coverage Ratio	1.23	1.22	1.21	1.20	1.19	1.17	1.16	1.15	1.14	1.13
Mortgage A Balance	1,292,418	1,249,483	1,204,463	1,157,258	1,107,761	1,055,861	1,001,442	944,381	884,549	821,813
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Townview Place, Jonesboro, Clayton 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:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	785,117	800,819	816,835	833,172	849,835
Ancillary Income	15,702	16,016	16,337	16,663	16,997
Vacancy	(56,057)	(57,178)	(58,322)	(59,488)	(60,678)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(560,028)	(576,829)	(594,133)	(611,957)	(630,316)
Property Mgmt	(69,905)	(72,002)	(74,162)	(76,387)	(78,679)
Reserves	(36,409)	(37,501)	(38,626)	(39,785)	(40,979)
NOI	78,420	73,325	67,928	62,218	56,180
Mortgage A	(103,398)	(103,398)	(103,398)	(103,398)	(103,398)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(29,978)	(35,073)	(40,470)	(46,181)	(52,218)
DCR Mortgage A	0.76	0.71	0.66	0.60	0.54
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.76	0.71	0.66	0.60	0.54
Oper Exp Coverage Ratio	1.12	1.11	1.10	1.09	1.07
Mortgage A Balance	756,031	687,055	614,731	538,895	459,378
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Townview Place, Jonesboro, Clayton 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:	-1.22%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,800
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**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)

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

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

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

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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	12	157,897 x 12 units = 1,894,764	0	0	173,686 x 0 units = 0
2 BR	2	48	203,010 x 48 units = 9,744,480	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>60</i>	<i>60</i>	<i>11,639,244</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>60</b>		<b>11,639,244</b>	<b>0</b>		<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

The project is within the cost limits Pass?

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Elderly**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The project will target seniors 62+.

**4 REQUIRED SERVICES**

Pass?

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

**Does Applicant agree?**

**Agree**

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

- |   |          |  |
|---|----------|--|
| 1) Social & recreational programs planned & overseen by project mgr | Specify: | <b>Holiday parties, birthday parties, pot-luck dinners</b> |
| 2) On-site enrichment classes                                       | Specify: | <b>Computer training classes</b>                           |
| 3) On-site health classes   | Specify: | <b>Aerobics classes</b>                                    |
| 4) Other services approved by DCA                                   | Specify: |  |

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

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

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

Applicant agrees that they will designate the specified services.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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.	Novogradac & Company, LLP	
B.	3 months	
C.	96.40%	
D.	10.00%	

Pass?

Project Nbr	Project Name
1	2016-019 Madison Heights
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*

There are no DCA tax credit projects in close proximity that were funded in 2014 & 2015. Madison Heights is a DCA tax credit property funded in 2016. This project is not expected to compete with the proposed project as it targets families. The market analyst expects an absorption rate of 20 units per month or three months to reach a stabilized occupancy rate of 93%.

*DCA's Comments:*

**6 APPRAISALS**

- A. Is there 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.	No	
B.	No	
1)		
2)		
3)		
4)		
C.	No	
D.		
1)	No	
2)	Yes	
3)	Yes	

Pass?

*Threshold Justification per Applicant*

No identity of interest exists between the buyer and seller of the property. The cost for an appraisal has been included in the budget.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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:

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Road, Air, Rail

D. Is the subject property located in a:

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

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

- 1) Lead-based paint? 

No	
----	--
- 2) Noise? 

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

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

No	
----	--
- 5) Endangered species? 

No	
----	--
- 6) Historic designation? 

No	
----	--
- 7) Vapor intrusion? 

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

No	
----	--

- 9) Mold? 

No	
----	--
- 10) PCB's? 

No	
----	--
- 11) Radon? 

No	
----	--

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

N/A

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

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

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

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

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

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

*Threshold Justification per Applicant*

The environmental report is included in the application in Tab 7. 0.02 acres of wetland are being impacted and a Nationwide Permit has been issued for this impact.

DCA's Comments:

A. <b>Geotechnical &amp; Environmental Consultants, Inc.</b>	
B. <b>No</b>	
C. <b>Yes</b>	
1) <b>Geotechnical &amp; Environmental Consultants, Inc.</b>	
2) <b>&lt;65</b>	

D.	
1) <b>No</b>	
2) <b>No</b>	
a)	
b)	
c)	
3) <b>Yes</b>	
a) <b>6.500%</b>	
b) <b>Yes</b>	
c) <b>Yes</b>	
4) <b>Yes</b>	

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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: 12.31.2017
- B. Form of site control: B. **Contract/Option**
- C. Name of Entity with site control: C. **Townview Place, LP**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A. <b>Yes</b>	
<<Select>>	
D. <b>No</b>	

*Threshold Justification per Applicant*

There is no identity of interest between the entity with site control and the applicant, as the entity with site control is the Applicant.

*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. <b>Yes</b>	
B.	
C.	
D.	

*Threshold Justification per Applicant*

The proposed development site is legally accessible by paved roads and the site plan shows specific access points. Please see Tab 15 for the conceptual site plan that indicates access.

*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. <b>Yes</b>	
B. <b>Yes</b>	
C. <b>Yes</b>	
1) <b>Yes</b>	
2) <b>Yes</b>	
3) <b>Yes</b>	
4) <b>Yes</b>	
5) <b>N/Ap</b>	
D. <b>Yes</b>	
E. <b>Yes</b>	

*Threshold Justification per Applicant*

Zoning is in place at the time of application and the project meets all zoning requirements.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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)**

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

2) Electric

Georgia Power Co.

Pass?

1)

2)

Yes	

*Threshold Justification per Applicant*

Please see Tab 11 for the required documents proving utilities are available at the site.

*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)

2)

No	

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

1) Public water

2) Public sewer

Clayton County Water Authority  
Clayton County Water Authority

B1)

2)

Yes	
Yes	

*Threshold Justification per Applicant*

Clayton County Water Authority provides water and sewer services. The Applicant has provided in Tab 11 of the application the required documents confirming water and sewer services are available at the

*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) Covered Porch If "Other", explain here  
A3) On-site laundry

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

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

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

1) Equipped Computer Center		
2) 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

B. Agree

Additional Amenities

C. Agree

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

6b)

D. Agree

1) Yes

2) Yes

3a) Yes

3b)

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

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

*Threshold Justification per Applicant*

The Applicant agrees to provide the required amenities.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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>>	
B.			
C.			
D.			
1)			
2)			
3)			
4)			
E.			

Pass?

*Threshold Justification per Applicant*

Not applicable

*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 Tab 15 of the application and has been prepared in accordance with all instructions set forth in the DCA architectural Manual. Ground level photos and

*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 Townview Place, Jonesboro, Clayton 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	3	3	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 Townview Place, Jonesboro, Clayton County**

<b>Applicant Response</b>	<b>DCA USE</b>
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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)**

**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?

<b>No</b>	
<b>Yes</b>	
A.	
B.	
1) <b>Yes</b>	
2) <b>Yes</b>	
C.	
1)	
2)	

*Threshold Justification per Applicant*

Applicant agrees to follow DCA standards and policies regarding srchitectual Design and 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. <b>Yes</b>	
B. <b>Yes</b>	
C. <b>No</b>	
D. <b>No</b>	
E. <b>Certifying GP/Developer</b>	
F. <b>&lt;&lt; Select Designation &gt;&gt;</b>	

Please see Tab 19 for the Qualification Determination provided by DCA showing the Applicant is Qualified Conditional. A letter is provided from Syndicator or relevant state housing finance agency

*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. <b>Yes</b>	
B. <b>No</b>	
C. <b>Yes</b>	

A pre-application was submitted and there have been no changes in the status of any project in the CHS form.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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)**

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

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

Pass?


*Threshold Justification per Applicant*

The Applicant is not a non-profit.

*DCA's Comments:*

**22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE**

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

Pass?


*Threshold Justification per Applicant*

The Applicant is not a CHDO.

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

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

Pass?


*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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)**

**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			4) Number of Down units		
2) Number of Rent Burdened Tenants			5) Number of Displaced Tenants		
3) Number of Vacancies					
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
 

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

<b>Pass?</b>	
A.	<b>No</b>
B1)	
2)	
3)	
C.	

*Threshold Justification per Applicant*

The project is new construction and there are no tenants displaced or relocating.

*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.

<b>Pass?</b>	
A.	<b>Agree</b>
B.	<b>Agree</b>
C.	<b>Agree</b>
D.	<b>Agree</b>
E.	<b>Agree</b>
F.	<b>Agree</b>
G.	<b>Agree</b>
H.	<b>Agree</b>

*Threshold Justification per Applicant*

The Applicant agrees to prepare and submit an AFFH marketing plan that meets the requirements.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Applicant believes that the project is an optimal utilization of resources.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>59</b>	<b>20</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		0
2				n/a		n/a
3				included in 2		included in 2
4						included in 2
5				included in 4		
6						
7				included in 6		
8						
9				included in 8		
10						
11				included in 10		
12						

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	59	20
	3	2	0

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

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **60**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
21	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
35.00%	0.00%

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

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

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

Nbr of PBRA Residential Units:

--	--

0.00%	0.00%
0	0

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)

Scoring Justification per Applicant

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

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

The Applicant mapped, certified and identified 15 desirable activities within two miles walking/driving from the projects vehicular and pedestrian entrance. Please see Tab 26 of the application. There are 10 desirable activities within 0.5 miles, however they are not accessible via paved pedestrian walkways at the time of application. Therefore we have not selected the bonus point. There are no undesirables. Desirables include: Sam's Club, Kroger, City Hall, Jonesboro High School, Messengale Park, Primary Medical Care, Future Leaders Christian Academy, Fire Station, Dollar Tree, McDonalds, Bank of America, Antioch Baptist Church, US Post Office and a Walgreens.

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>2</b>	<b>0</b>
	Applicant Agrees?	DCA Agrees?
	Yes	

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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>TOTALS:</b>	<b>92</b>	<b>59 20</b>

**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

MARTA bus route 191, North Ave @ Tara Boulevard, is within 0.5 miles walking distance from the pedestrian site entrance along paved pedestrian walkways. Please see Tab 27 for evidence of the transit stop, route schedule, directions and map.

DCA's Comments:

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

Metropolitan Atlanta Rapid Transit Authority	(404) 848-5000
http://www.itsmarta.com/191.aspx	
http://www.itsmarta.com/pdfs/maps/191.pdf	

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

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

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	2.14.2017	Danielle Bleier	Miller Valentine Group
Date of Course			

Yes	
-----	--

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

Yes	
-----	--

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

Date of Audit		Date of Report	
---------------	--	----------------	--

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**A. Sustainable Communities Certification**

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

2	A.	Yes/No	Yes/No

**1. EarthCraft Communities**

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

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

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

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton 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 20</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.		
---	----	--	--

**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?

3	C.	Yes/No	Yes/No
---	----	--------	--------

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

1	D.	0	0
---	----	---	---

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.

1.		
2.		
3.		

*Scoring Justification per Applicant*

The applicant is going to participate in the Exceptional Sustainable Building Certification under the Enterprise Foundation's green communities certification program by achieving an additional ten (10) points over minimum in the Enterprise Foundation Green Communities certification program. Please see Tab 29 for the scoring worksheet and the certification of participation in DCA's green building for affordable housing training course.

*DCA's Comments:*

--

**7. STABLE COMMUNITIES**

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

7		0	0
---	--	---	---

**A Census Tract Demographics**

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

& Competitive Pool chosen: **Flexible**

	Yes/No	Yes/No
--	--------	--------

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

--	--	--

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

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

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report

(www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

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

2		0	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:  Per Applicant  Per DCA

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

2		0	0
---	--	---	---

*DCA's Comments:*

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**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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<b>TOTALS:</b>	<b>92</b>	<b>59</b>
	<b>10</b>	<b>20</b>
	<b>6</b>	<b>0</b>
	<b>No</b>	
	<b>N/a</b>	
	<b>Yes</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>Yes</b>	
b) Includes public input and engagement <u>during the planning stages</u> ?			<b>Yes</b>	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?			<b>Yes</b>	
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?			<b>Yes</b>	
e) Discusses resources that will be utilized to implement the plan?			<b>Yes</b>	
f) Is included <i>in full</i> in the appropriate tab of the application binder?			<b>Yes</b>	

**Website address (URL) of Revitalization Plan:**

**Website address (URL) of Transformation Plan:**

www.gigishouseatl.org

**A. Community Revitalization**

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

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

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

2 A. **0**  
 Yes/No Yes/No

i.)		
ii.)		

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **Yes** Census Tract Number: **13063040611** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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<b>TOTALS:</b>	<b>92</b>	<b>59</b>	<b>20</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			
Contact Name		Direct Line		Email	
				Yes/No	Yes/No

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, *as delineated by the Community Transformation Plan*, to increase residents' access to local resources such as employment, education, transportation, and health? 13-14

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

iii. CQB Name	GiGi's House	Website	www.gigishouseatl.org
Contact Name	Sabrina Crawford	Direct Line	(770) 845-6443
		Email	sabrina@gigishouseatl.org

**2. Quality Transformation Plan**

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

4

2.

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

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

i. Transformation Partner 1	Local K-12 school district rep	Date of Public Meeting 1 between Partners	5/4/17
Org Name	Atlanta Technical College	Date(s) of publication of meeting notice	4/20/2017
Website	https://www.gptc.edu/	Publication(s)	Clayton County News, hard copy fliers to 15 churches and organizations
Contact Name	Terreta A. Rodgers	Direct Line	(404) 225-4604
Email	trodgers@atlantatech.edu	Social Media	
Role	Executive Director	Mtg Locatn	Gen Now Bldg - 1522 Mundy Mill Rd, Jonesboro, GA 30328
			Which Partners were present at Public Mtg 1 between Partners? <span style="float: right;">1 only</span>

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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<b>TOTALS: 92</b>	<b>59</b>	<b>20</b>

ii. Transformation Partner 2 <input type="text" value="&lt;Select Transformation Prtrn type&gt;"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>
Org Name <input type="text"/>			Date(s) of publication of meeting notice <input type="text"/>
Website <input type="text"/>			Publication(s) <input type="text"/>
Contact Name <input type="text"/>	Direct Line <input type="text"/>		Social Media <input type="text"/>
Email <input type="text"/>			Mtg Locatn <input type="text"/>
Role <input type="text"/>			Which Partners were present at Public Mtg 2 between Partners? <input type="text"/>
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.	Yes No
or	Nbr of Respondents		44
ii. Public Meetings		ii.	
Meeting 1 Date <input type="text"/>		Dates: Mtg 2 <input type="text"/> Mtg Notice Publication <input type="text"/>	
Date(s) of publication of Meeting 1 notice <input type="text"/>		Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners? <input type="text"/>	
Publication(s) <input type="text"/>		Publication(s) <input type="text"/>	
Social Media <input type="text"/>		Social Media <input type="text"/>	
Meeting Location <input type="text"/>		Mtg Locatn <input type="text"/>	
Copy(-ies) of published notices provided in application binder? <input type="text"/>		Copy(-ies) of published notices provided in application binder? <input type="text"/>	
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	Need for affordable senior housing.		
Goal for increasing residents' access	Increase the supply of safe, affordable, accessible senior housing in central Jonesboro area		
Solution and Who Implements	Develop Townview Place, Miller-Valentine Group will implement		
Goal for catalyzing neighborhood's access	Conduct marketing to increase awareness of the expanding supply of quality,affordable senior housing to the Jonesboro community.		
Solution and Who Implements	Promote the development project to civic, community and business stakeholders through announcements and cross promotional activities - Miller -Valentine		
ii. Local Population Challenge 2	Lack of availability of after school and summer education activities for youth.		
Goal for increasing residents' access	Expand access to healthy, community based recreation/ learning options for youth engagement.		
Solution and Who Implements	Develop a community garden at Townview Place with active senior and youth participation and programming. Participation in the gardening program would		
Goal for catalyzing neighborhood's access	Expand healthy, community based recreation / learning options for youth engagement		
Solution and Who Implements	Develop a community garden at Townview Place with active senior and youth participation and programming. Participation in the gardening program would		
iii. Local Population Challenge 3	Lack of awarness of healthy food options		
Goal for increasing residents' access	Provide educational progarms connecting healthy food and lifestyle information to residents of Townview Place and residents of the defined neighborhood		
Solution and Who Implements	Develop a calendar of workshops such as gardening demonstration, cooking with fresh food for residents of Townview Place and residents of the defined ne		
Goal for catalyzing neighborhood's access	Work with service providers on inclusive approaches to the workshops to gain local interest		
Solution and Who Implements	Community QB and Owner will faciliate different awarness approches via media outlets and word of mouth to get local neighborhood involved.		
iv. Local Population Challenge 4	Transportation		
Goal for increasing residents' access	Work with MARTA to secure transit stop at the Townview Place development.		
Solution and Who Implements	Owner- Discussions with MARTA have been positive in securing a stop adjacent to the proposed development.		
Goal for catalyzing neighborhood's access	More accessible routes to public transportation stops in defined neighborhood		
Solution and Who Implements	Better sidewalk access is needed in and around the defined area to the relatively new MARTA transit stops. Owner and Community QB will work to raise aw		
v. Local Population Challenge 5	Cost of of access to healthcare		
Goal for increasing residents' access	Owner / Management is committed to incorporating home health providers to work with residents of Townview Place		
Solution and Who Implements	Owner / Management obtain service provider to implement health care screenings at no cost to residents.		
Goal for catalyzing neighborhood's access	create an avenue to promote awareness through local providers of low cost options available to defined neighborhood residents		

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>59</b>	<b>20</b>

Solution and Who Implements

Community QB has contacts in local community to help raise awareness.

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance **50,000**

**Elderly**

4	1	
1	1.	1

Source	MV Residential Development LLC			Bank Name	NA
Contact	Brian McGeady	Direct Line	(513) 588-2694	Account Name	NA
Email	brian.mcgeady@mvg.com			Bank Website	NA
Bank Contact	NA	Direct Line	NA	Contact Email	NA

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

Description of Use of Funds: Funds used to fund the Access Plan to offer educational afterschool, weekend, and or summer activitief for youth living at Gigi's House and within the defined neighborhood.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. The secured funds will be used to promote after school activites for neighborhood children to raise awarness of after school, weekend and summer activities for in conjuction with the residents of Townview Place. Specifically, this program would involve collaborative development of a community garden, intergenerational farm-to-table progarms (e.g. healthy cooking, neighborhood food truck), and gardening demonstrations available to residents of Townview Place, Gigi's House, and the defined neighborhood. While the primary purpose of this program will be an educacational activitfy for youth, it will also benefit wellness in the community by serving as a source of healthy food and information about healthy cooking and nutrition.

**2. Long-term Ground Lease**

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

1	2.	
2	3.	

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Flexible**

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	11,630,645
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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
10		
D.		
1.		
2.		

**D. Community Designations**

*(Choose only one.)*

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

*Scoring Justification per Applicant*

Community Investment: From DCA response in recent Q & A. As the QAP states that the commitment of funds for the Community Improvement Fund may be from the Applicant itself, the Applicant may reduce the Developer Fee by the amount of the Community Improvement Fund (no less than \$50,000), and show that as a line-item in the development budget. The development budget may include a comment box identifying this line-item as an expenditure dedicated to the Community Improvement Fund. The itemized budget would satisfy the Minimum Documentation requirements for "Commitment of funds" and "Detailed source of funds," but the Applicant must still include the "Detailed use of funds" and the "Narrative of how the secured funds support the Community Revitalization Plan or the Community Transformation Plan" (Scoring, p. 23 of 44).

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

**4**

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

Competitive Pool chosen: **Flexible**

**A. Phased Developments**

Phased Development?

**No**

**0**

**3**

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

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

*(choose 1 or 2)*

**3**

B.	<b>3</b>	<b>0</b>
----	----------	----------

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**

C.	<b>0</b>	<b>0</b>
----	----------	----------

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

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

3  
1  
2

1.		
2.		
3.		

*Scoring Justification per Applicant*

There have been no Georgia Housing Credit developments with-in a one mile radius funded in the last five DCA funding cycles.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	59	20
	2	2	0
		Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

Scoring Justification per Applicant

None of the unfavorable characteristics were identified in the market report.

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

DCA's Comments:

	1	0
A.	1	
B.		

**12. EXCEPTIONAL NON-PROFIT**

0

	3	

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

	2	
Unit Total	60	

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 Townview Place, LLC	0.0100%	Brian McGeady	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	MV Residential Development LLC	0.0000%	Brian McGeady
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners, Inc	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
State LP	Affordable Equity Partners, Inc	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>59 20</b>

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

**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: **Jonesboro** County: **Clayton** QCT? **Yes** Census Tract #: **13063040611**

Scoring Justification per Applicant

DCA's Comments:

B.		
----	--	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

<b>4</b>	<b>0</b>
Yes/No	Yes/No

Indicate that the following criteria are met:

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

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,850,000
<b>Total</b>	<b>1,850,000</b>

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

Total Qualifying Sources (TQS):

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

11,630,645
<b>15.9063%</b>

<b>0.0000%</b>
----------------

The proposed development will have a HUD 221(d)4 loan for both construction and permanent phases, which exceeds 15% of the total development cost. The interest rate on the loan is set at or below Bank

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>59</b>
	<b>3</b>	<b>20</b>

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**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

6
60
6
12

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

**B. Target Population Preference**

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

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

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

Nbr of Settlement units:

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

3	0	0
1.		
2.		

Scoring Justification per Applicant

The 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 opportunities and Applicant understands the

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:

0
---

**A. Historic and Adaptive Reuse**

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

Historic adaptive reuse units:

0
---

Total Units

60
----

% of Total

0.00%
-------

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

**B. Historic**

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

Nbr Historic units:

0
---

Total Units

60
----

% of Total

0.00%
-------

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	59	20
	3	2	0

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

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	
N/a	
Yes	
Yes	
Agree	

The Healthy Housing Initiative for Townview Place uses the Centers for Disease Control and Prevention – Community Health Status Indicators website to assess needs of Clayton County residents. Risks include: adult obesity, chronic kidney disease, primary care provider access, uninsured, limited access to healthy food, cost barrier to care and older adult preventable hospitalizations. Other risks included: adult diabetes, adult overall health status and female/male life expectancy. These risks can all be addressed with a healthy eating initiative. Healthy eating habits will directly and immediately improve the Clayton County targeted risks of adult obesity, limited access to healthy food, adult diabetes and overall health status identified in the needs data reports. It is very important for Seniors to be meeting their nutritional needs as they age. The Healthy Eating Initiative and utilization of a community garden that will be implemented at the proposed development will certainly improve the overall health status for the senior residents and consequently reduce the aforementioned targeted risks in Newton County and the anticipated community at Townview Place.

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

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

- 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)		
b)		
c)		

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

Occurrence Cost to Resident

a)		
b)		
c)		
d)		

**B. Healthy Eating Initiative**

2	2	0
---	---	---

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

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

Agree	
Yes	

Description of Monthly Healthy Eating Programs

Description of Related Event

a) Monthly Community Dinners featuring taste tests inspired by seasonal availability	Weekly Visits from Clayton County Mobile Farmers Market
b) Different Feature Educational Topic Each Month with registered dietician	Hands on instruction on how to use community garden
c) Seasonal Recipe Ideas	Invite the neighbors event
d) Collaborative Guest Speakers on occasion to tie in healthy lifestyle choices	Community garden work days

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>59</b>	<b>20</b>
2	0	0

**C. Healthy Activity Initiative**

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

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

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

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

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

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

- f)
- g)

Length of Trail \_\_\_\_\_ miles

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

2. \_\_\_\_\_

*Scoring Justification per Applicant*

Please see Tab 40 of the Application for documentation regarding the Healthy Eating Initiative, including the agreement between the proposed development and Global Health and Nutrition Consults, LLC to coordinate the Monthly Healthy Eating Programs, the detailed plan of the proposed healthy food initiative, description of the community garden and the proposed strategy for measuring outcomes. The Healthy Eating Initiative implemented at the proposed development will meet the DCA's strong commitment to the overall health of 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?

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

NOTE: 2013-2016 CCRPI Data Must Be Used

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

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High									
c) High									
d) Primary/Elementary									
e) Middle/Junior High									
f) High									

*Scoring Justification per Applicant*

Applicant is not eligible for points under this category

*DCA's Comments:*

\_\_\_\_\_

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

**OR B.** Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>59 20</b>
	<b>2</b>	<b>0 0</b>

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	Jonesboro
Project County	Clayton
HUD SA	Atlanta-Sandy Springs-Marietta
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

Applicant is not eligible for points under this category

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

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

Base Score

Deductions

Additions

Scoring Justification per Applicant

Please see Tab 19 for the Qualification Determination provided by DCA showing the Applicant is Qualified Conditional. A letter is provided from Syndicator or relevant state housing finance agency indicating

DCA's Comments:

**TOTAL POSSIBLE SCORE**

**92**

<b>59</b>	<b>20</b>
-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

**PART NINE - SCORING CRITERIA - 2017-0 Townview Place, Jonesboro, Clayton County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	92	59
		20

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

11. EXTENDED AFFORDABILITY COMMITMENT: The Applicant agrees to forgo the cancelation option for at least five years after the close of the compliance period.

NOTE: We have attempted to increase row size in the file but are not allowed.

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

Townview Place  
Jonesboro, Clayton County

The Community Improvement Fund contribution of \$50,000 will be used for the programming and promotion of after school / summer activities for the youth in the defined neighborhood to participate in educational and recreational activities with community gardens and healthy food preparation serving as a catalyst to the growth of the program. The vision of the program is to foster intergenerational interaction that facilitates passive mentoring for youth participating in the program. A Community Garden Program is a great way to implement such an endeavor. Townview Place will have its own community garden and healthy eating program and the management and partnerships forged for this program will result in the ability to grow this concept within the neighborhood with a neighborhood community garden that will serve the defined neighborhood. Our funds will go toward the establishment of a garden and the programming for the residents and youth participating in the program. Additionally, we will use funds to support local initiatives for a mobile farmers market in Clayton County to host weekly stops in the defined neighborhood. The vision of the program is to grow this after school / summer program to include farm to table community dinners, food prep demonstrations and interactive participation events centered around the garden and twice yearly educational field trips.

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

Townview Place  
Jonesboro, Clayton County

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

Townview Place

Jonesboro, Clayton County

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



**Scoring Section 16 - Innovative Project Concept Narrative**  
Townview Place  
Jonesboro, Clayton County

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



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

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

To DCA:

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

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

- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.
- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.
- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.
- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and revealed.

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]