

**Project Narrative**

Quest Commons West

Atlanta, Fulton County

For over a decade, Quest Community Development Organization has served the Vine City and English Avenue communities through its distinct mission "to develop and implement affordable-supportive housing programs that service the special need homeless and low income populations." Quest aims to continue and further this mission with the Quest Commons West community. Quest, in partnership with Columbia Residential, proposes to develop an approximately .9 acre site at the intersection of Joseph E. Boone and Joseph E. Lowery Boulevards. The intersection of Boone and Lowery is the dividing point for four distinct communities – Vine City, English Avenue, Bankhead, and Washington Park. This intersection represents the heart of Atlanta's Westside, but it is severely underdeveloped. This project will be instrumental in spearheading extensive future economic development in Atlanta's Westside. As a result, more employment opportunities will become available for local residents.

This three level multifamily building will provide 53 units of new housing above a podium style parking garage. This development will sit along Rock Street. There will be a mix of 1-, 2-, and 3- bedroom units. 47 of the units will be income restricted for household at or below 60% AMI and the remaining six will be market rate. The site will include amenities such as a community room, gazebo, on-site laundry facility, equipped computer center, furnished exercise/fitness center, and a community garden. Additionally, our Healthy Housing Initiative plan details our approach to providing on-site screenings, case management, and a community gardening program as well as education around healthy eating to residents.

Since 2001, Quest CDO has been committed to the revitalization of Vine City and English Avenue; and, ideally, the Quest Commons West development will act as a catalyst for continued positive transformation in the surrounding neighborhood. Quest CDO currently owns, operates, and manages the neighboring 40-units of permanent supportive housing that are adjacent to the southeastern portion of the proposed site, as well as Quest's corporate offices. These 40-units are spread across two different housing communities ranging from 12 to 28 units and provide permanent supportive housing to formerly chronically homeless single men, women, and veterans. Quest developed both communities and serves as owner and DCA-approved property manager for each. Development funding for these communities was provided through the CHDO-HOME program, either from the City of Atlanta and the Georgia Department of Community Affairs allocation, as well as the Homeless Opportunity Fund from Invest Atlanta.

Quest Commons West will help to stabilize the Boone and Lowery intersection through providing much needed multifamily housing.

**Partners and Resources:**

This development will require participation and resources from a number of different agencies. At a minimum, we hope to realize this development with participation from: The Georgia Department of Community Affairs and LIHTC partners.

- i. HOME/CHDO investment from Georgia DCA
- ii. 9% LIHTC set-aside allocation from Georgia DCA
- iii. Developer Investment via pre-development and DDF

**PART ONE - PROJECT INFORMATION - 2017-0 Quest Commons West, Atlanta, Fulton County**

Please note:

- Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
- Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
- Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:

**2017-0**

**May 4 Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	641,000	DCA HOME (from Consent Form)	\$	2,000,000
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-###			PA17-052
			Have any changes occurred in the project since pre-application?			No

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

Project Name previously used: \_\_\_\_\_ DCA Project Nbr previously assigned \_\_\_\_\_

Has the Project Team changed?  If No, what was the DCA Qualification Determination for the Team in that review \_\_\_\_\_

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Clara Trejos		Title	VP Tax Credit Operations	
Address	1718 Peachtree St NW, Suite 684		Direct Line	(904) 642-6361	
City	Atlanta		Fax	(404) 506-9703	
State	GA	Zip+4	30309-2496		Cellular
Office Phone		Ext.		E-mail: ctrejos@columbiares.com	

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

**IV. PROJECT LOCATION**

Project Name	Quest Commons West		Phased Project?	No	
Site Street Address (if known)	891 Rock St, NW		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *			Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 33.762680	Longitude: -84.416645	Acreage	0.9000	
City	Atlanta		Census Tract Number	25.00	
Site is predominantly located:	Within City Limits	County	Fulton	QCT?	Yes
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban
	Congressional	State Senate	State House	HUD SA:	MSA
	5	39	56	Atlanta-Sandy Springs-Ma	

\* If street number unknown

Legislative Districts **	5		39		56		Zip Codes	<a href="http://zip4.usps.com/zip4/welcome.jsp">http://zip4.usps.com/zip4/welcome.jsp</a>	
If on boundary, other district:							Legislative Districts:	<a href="http://volesmart.org/">http://volesmart.org/</a>	
Political Jurisdiction	City of Atlanta		Website		www.atlantaga.gov				
Name of Chief Elected Official	Kasim Reed		Title	Mayor					
Address	55 Trinity Avenue		City	Atlanta					
Zip+4	30303-3520		Phone	(404) 330-6100					
			Email	mayorreed@atlantaga.gov					

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

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	53	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

**PART ONE - PROJECT INFORMATION - 2017-0 Quest Commons West, Atlanta, Fulton County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	47	0
Number of 50% Units	11	0
Number of 60% Units	36	0
Number of Unrestricted (Market) Units	6	
Total Residential Units	53	
Common Space Units	0	
Total Units	53	

**E. Buildings**

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

**F. Total Residential Parking Spaces**

**D. Unit Area**

Total Low Income Residential Unit Square Footage	43,250
Total Unrestricted (Market) Residential Unit Square Footage	5,500
Total Residential Unit Square Footage	48,750
Total Common Space Unit Square Footage	0
Total Square Footage from Units	48,750

Total Common Area Square Footage from Nonresidential areas	3,540
Total Square Footage	52,290

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

If Other, specify:

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

% of Total Units	5.7%	Required:	5%
% of Units for the Mobility-Impaired	66.7%	Required:	40%
% of Total Units	3.8%	Required:	2%

**VI. TENANCY CHARACTERISTICS**

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

Family

**B. Mobility Impaired**

Nbr of Units Equipped:	3
Roll-In Showers	2

**C. Sight / Hearing Impaired**

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

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No

**B. HOME:**

CHDO Yes

(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 Quest Commons West, Atlanta, Fulton County**

**XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND**

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

**A. Number of Applications Submitted:**

**B. Amount of Federal Tax Credits in All Applications:**

**C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:**

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
New Columbia Residential/New Affordable Housing	Columbia Fayetteville	Direct	7		
Quest Community Development Organization	Quest Commons West	Direct	8		
3			9		
4			10		
5			11		
6			12		

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

Project Participant	Name of Project	Project Participant	Name of Project
New Columbia Residential	Scott Boulevard Senior Residences	7	
New Affordable Housing Partners	Quest Commons West	8	
3		9	
4		10	
5		11	
6		12	

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-0 Quest Commons West, Atlanta, Fulton County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		
Number of Public Housing Units reserved and rented to public housing tenants:		
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	
	Households on Waiting List:	
Local PHA	Contact	
Street Address	Direct line	
City	Zip+4	Cellular
Area Code / Phone	Email	

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

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

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

**D. Is the Project Currently Occupied?**  Yes

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?		Qualification Determination?	
Architectural Standards?		Payment and Performance Bond (HOME only)?	
Sustainable Communities Site Analysis Packet or Feasibility study?		Other (specify):	
HOME Consent?		State Basis Boost (extraordinary circumstances)	
Operating Expense?		If Yes, new Limit is ----->:	
Credit Award Limitation (extraordinary circumstances)?		If Yes, new Limit is ----->:	

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

Acquisition	
Rehab	
New Construction	

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>1. Columbia Residential received a Waiver of project cap limitations for Scott Blvd Senior Residences, see waiver under Tab 19</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quest Commons West, Atlanta, Fulton County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.  
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)

Quest Commons at Historic Vine City, L.P.				Name of Principal	Leonard Adams
878 Rock Street				Title of Principal	Manager
Atlanta		Fed Tax ID:		Direct line	
GA	Zip+4	30314-3377	Org Type:	CHDO	Cellular
(678) 705-5318		E-mail	ladams@questcommunities.org		

\* 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.

Quest Comons at Historic Vine City GP, LLC				Name of Principal	Leonard Adams
878 Rock Street				Title of Principal	Manager
Atlanta		Website	www.questcommunities.org		
GA	Zip+4	30314-3377	Direct line		
(678) 705-5318		E-mail	ladams@questcommunities.org		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

SunTrust Community Capital LLC				Name of Principal	Brian Womble
1155 Peachtree St, Ste 300				Title of Principal	First Vice President
Atlanta		Website	www.suntrust.com		
GA	Zip+4	30309-7720	Direct line	(404) 588-8775	
		E-mail	brian.womble@suntrust.com		

**b. State Limited Partner**

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

SunTrust Community Capital LLC				Name of Principal	Brian Womble
1155 Peachtree St, Ste 300				Title of Principal	First Vice President
Atlanta		Website	www.suntrust.com		
GA	Zip+4	30309-7720	Direct line	(404) 588-8775	
		E-mail	brian.womble@suntrust.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quest Commons West, Atlanta, Fulton County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

New Affordable Housing Partners, LLC				Name of Principal	James S. Grauley
1718 Peachtree St, NW, Suite 684				Title of Principal	Manager
Atlanta		Website	www.columbiare.com	Direct line	(404) 419-1432
GA		Zip+4	30309-2496	Cellular	(404) 783-8060
		E-mail	jgrauley@columbiare.com		

**B. CO-DEVELOPER 1**

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

Quest Community Development Organization, Inc (QCDO)				Name of Principal	Leonard Adams
878 Rock Street				Title of Principal	Manager
Atlanta		Website	www.questcommunities.org	Direct line	
GA		Zip+4	30314-3377	Cellular	
(678) 705-5318		E-mail	ladams@questcommunities.org		

**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.

Prestwick Companies				Name of Principal	Ray Dotson
3715 Northside Parkway, NW, Bldg 400, Suite 120				Title of Principal	President
Atlanta		Website	prestwickcompanies.com	Direct line	(404) 949-3882
GA		Zip+4	30327-3886	Cellular	
		E-mail	ray@prestwickcompanies.com		

**C. MANAGEMENT COMPANY**

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

New Columbia Residential Property Management				Name of Principal	Ashley Monroe
1718 Peachtree St, Ste 684				Title of Principal	President
Atlanta		Website		Direct line	(404) 419-1453
GA		Zip+4	30309-2496	Cellular	(443) 350-2802
		E-mail	amonroe@columbiare.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quest Commons West, Atlanta, Fulton County**

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<b>D. ATTORNEY</b>	Hunter, MacLean, Exley & Dunn, P.C.			Name of Principal	Ted Henneman
Office Street Address	200 E. St. Julian Street			Title of Principal	Attorney at Law
City	Savannah	Website	www.huntermaclean.com	Direct line	(912) 944-1635
State	GA	Zip+4	31401-2700	Cellular	
10-Digit Office Phone / Ext.		E-mail	thenneman@huntermaclean.com		

<b>E. ACCOUNTANT</b>	Cohn Reznick			Name of Principal	Wendy Langlais-Tillery
Office Street Address	2002 Summit Blvd			Title of Principal	Partner
City	Atlanta	Website	www.cohnreznick.com	Direct line	(404) 847-7774
State	GA	Zip+4	30319-1497	Cellular	
10-Digit Office Phone / Ext.		E-mail	wendy.langlais@cohnreznick.com		

<b>F. ARCHITECT</b>	James, Harwick & Partners			Name of Principal	John Schrader
Office Street Address	8340 Meadow Rd, Ste 248			Title of Principal	Principal
City	Dallas	Website	www.jhparch.com	Direct line	
State	TX	Zip+4	30319-1497	Cellular	
10-Digit Office Phone / Ext.		E-mail	wendy.langlais@cohnreznick.com		

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

<b>A. LAND SELLER (If applicable)</b>	Quest 35, Inc and QCDO	Principal	Leonard Adams	10-Digit Phone / Ext.	303143377
Office Street Address	878 Rock St			City	Atlanta
State	GA	Zip+4	(678) 705-5318	E-mail	ladams@questcommunities.org

**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?	Yes	The land is owned by Quest Community Development Organization, Inc. The buyer will be Quest Commons at Historic Vine City, L.P. who's sole member is Quest Community Development Organization, Inc
3. Owner and Contractor?	No	
4. Owner and Consultant?		
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quest Commons West, Atlanta, Fulton County**

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8. Other

Yes	Noel F. Khalil and Jim Grauley are 50/50 owners of NewAffordable Housing Partners, LLC, and New Columbia Residential Property Management, LLC; they are the co-developer and manager entities of this development
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	CHDO	0.0100%	No	
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	99.9800%	No	
State Ltd Partner	No	No	For Profit	0.0100%	No	
NonProfit Sponsor						
Developer	No	No	For Profit		No	
Co-Developer 1	No	No	CHDO		No	
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 Quest Commons West, Atlanta, Fulton County**

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

<input checked="" type="checkbox"/>	Yes	Tax Credits		<input type="checkbox"/>	FHA Risk Share	<input type="checkbox"/>	Georgia TCAP *
<input type="checkbox"/>		Historic Rehab Credits		<input type="checkbox"/>	FHA Insured Mortgage	<input type="checkbox"/>	USDA 515
<input type="checkbox"/>		Tax Exempt Bonds: \$	<input type="text"/>	<input type="checkbox"/>	Replacement Housing Funds	<input type="checkbox"/>	USDA 538
<input type="checkbox"/>		Taxable Bonds		<input type="checkbox"/>	McKinney-Vento Homeless	<input type="checkbox"/>	USDA PBRA
<input type="checkbox"/>		CDBG		<input type="checkbox"/>	FHLB / AHP *	<input type="checkbox"/>	Section 8 PBRA
<input type="checkbox"/>		HUD 811 Rental Assistance Demonstration (RAD)		<input type="checkbox"/>	NAHASDA	<input type="checkbox"/>	Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
<input checked="" type="checkbox"/>	Yes	DCA HOME * -- Amt \$	<input type="text" value="2,000,000"/>	<input type="checkbox"/>	Neighborhood Stabilization Program *	<input type="checkbox"/>	National Housing Trust Fund
<input type="checkbox"/>		Other HOME * -- Amt \$	<input type="text"/>	<input type="checkbox"/>	HUD CHOICE Neighborhoods	<input type="checkbox"/>	Other <b>Type</b> of Funding - describe <i>type/program</i> here
		Other HOME - Source	<input type="text" value="Specify Other HOME Source 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	DCA HOME Loan	2,000,000	1.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	SunTrust Community Capital	4,358,800		
State Housing Credit Equity	SunTrust Community Capital	2,769,120		
Other Type (specify)	<input type="text"/>			
Other Type (specify)	<input type="text"/>			
Other Type (specify)	<input type="text"/>			
<b>Total Construction Financing:</b>		<b>9,127,920</b>		
Total Construction Period Costs from Development Budget:		<b>9,127,920</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-0 Quest Commons West, Atlanta, Fulton County**

**III. PERMANENT FINANCING**

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	DCA HOME Loan	2,000,000	1.000%	30	30	77,193	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.56% Quest/New AHP	7,542	0.000%	12	12		Cash Flow

Total Cash Flow for Years 1 - 15: 675,486  
 DDF Percent of Cash Flow (Yrs 1-15) **1.117%** 1.117%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	SunTrust Community Capital	5,448,500				Equity Check	+ / - TC Equity
State Housing Credit Equity	SunTrust Community Capital	3,461,400				5,448,500	0.00 % of TDC
Historic Credit Equity						3,461,400	0.00 50%
Invstmt Earnings: T-E Bonds							32%
Invstmt Earnings: Taxable Bonds							82%
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		10,917,442					
Total Development Costs from Development Budget:		10,917,442					
Surplus/(Shortage) of Permanent funds to development costs:		0					

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART FOUR - USES OF FUNDS - 2017-0 Quest Commons West, Atlanta, Fulton County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
				<b>PRE-DEVELOPMENT COSTS</b>				
PRE-DEVELOPMENT COSTS								
Property Appraisal				7,500	7,500			
Market Study				5,000	5,000			
Environmental Report(s)				30,000	30,000			
Soil Borings				10,000	10,000			
Boundary and Topographical Survey				7,000	7,000			
Zoning/Site Plan Fees				8,000	8,000			
Other: Relocation				50,000				50,000
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>	<b>117,500</b>	<b>67,500</b>	<b>-</b>	<b>50,000</b>
				<b>ACQUISITION</b>				
ACQUISITION								
Land				500,000				500,000
Site Demolition				100,000				100,000
Acquisition Legal Fees (if existing structures)								
Existing Structures								
				<b>Subtotal</b>	<b>600,000</b>	<b>-</b>	<b>-</b>	<b>600,000</b>
				<b>LAND IMPROVEMENTS</b>				
LAND IMPROVEMENTS								
Site Construction (On-site)	Per acre:	303,333		273,000	248,000			25,000
Site Construction (Off-site)								
				<b>Subtotal</b>	<b>273,000</b>	<b>-</b>	<b>-</b>	<b>25,000</b>
				<b>STRUCTURES</b>				
STRUCTURES								
Residential Structures - New Construction				5,842,747	5,842,747			
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>5,842,747</b>	<b>-</b>	<b>-</b>	<b>-</b>
				<b>CONTRACTOR SERVICES</b>				
CONTRACTOR SERVICES								
Builder Profit:	<b>DCA Limit</b>	<b>13.915%</b>		365,000	365,000			
Builder Overhead	6.000%	366,945	5.968%	121,000	121,000			
General Requirements*	2.000%	122,315	1.978%	365,000	365,000			
	6.000%	366,945	5.968%					
*See QAP: General Requirements policy	<b>14.000%</b>	<b>856,205</b>		<b>Subtotal</b>	<b>851,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
				<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)								
Other: << Enter description here; provide detail & justification in tab Part IV-b >>								
				<b>CONSTRUCTION CONTINGENCY</b>				
CONSTRUCTION CONTINGENCY								
Construction Contingency			4.99%	347,497	347,407			
				<b>Average TCHC:</b>				
				131,448.06 per Res'l unit      131,448.06 per unit      133.23 per total sq ft 142.91 per Res'l unit SF      142.91 per unit sq ft				
				<b>Total Construction Hard Costs</b>				
				6,966,747.00				

**PART FOUR - USES OF FUNDS - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee					
Construction Loan Interest					
Construction Legal Fees	45,000	45,000			-
Construction Period Inspection Fees	35,000	35,000			
Construction Period Real Estate Tax	40,000	40,000			
Construction Insurance	25,000	25,000			
Title and Recording Fees	25,000	25,000			
Payment and Performance bonds	53,000	53,000			
Other:					
Other:					
<b>Subtotal</b>	<b>223,000</b>	<b>223,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	200,000	200,000			
Architectural Fee - Supervision	60,000	60,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	35,750	35,750			
Accessibility Inspections and Plan Review	12,500	12,500			
Construction Materials Testing	43,486	43,486			
Engineering	60,000	60,000			
Real Estate Attorney	75,000	67,000			8,000
Accounting	60,000	60,000			
As-Built Survey	5,000				5,000
Other:					
<b>Subtotal</b>	<b>571,736</b>	<b>558,736</b>	<b>-</b>	<b>-</b>	<b>13,000</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 3,229</i>					
Building Permits	29,575	29,575			
Impact Fees	121,582	121,582			
Water Tap Fees <i>waived? No</i>	10,000	10,000			
Sewer Tap Fees <i>waived? No</i>	10,000	10,000			
<b>Subtotal</b>	<b>171,157</b>	<b>171,157</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**PART FOUR - USES OF FUNDS - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		500				500
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	51,280	51,280				51,280
LIHTC Compliance Monitoring Fee	42,400	42,400				42,400
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	101,680				101,680
		<b>EQUITY COSTS</b>				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-				-
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	30.000%	403,500	403,500			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	70.000%	941,500	941,500			
	<b>Subtotal</b>	1,345,000	1,345,000	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		15,000				15,000
Rent-Up Reserves	73,007	75,000				75,000
Operating Deficit Reserve:	184,610	185,000				185,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 3,738	198,125	198,125			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	473,125	198,125	-	-	275,000
		<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>10,917,442</b>	<b>9,852,672</b>	<b>-</b>	<b>-</b>	<b>1,064,680</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	205,989.47	<b>Square Foot:</b>	208.79		

**PART FOUR - USES OF FUNDS - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

**Subtractions From Eligible Basis**

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

**Eligible Basis Calculation**

Total Basis	9,852,672	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	9,852,672	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	12,808,474	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	88.68%	88.68%	88.68%
Qualified Basis	11,358,458	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,022,261	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>1,022,261</b>		

Type: DDA/QCT

**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**

10,917,442	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	
10,917,442					
2,000,000					
8,917,442					
/ 10					
891,744					
1.3900	=	Federal	0.8500	+	State
641,543					0.5400
641,543					
641,000					
641,000					

PART FOUR - USES OF FUNDS - 2017-0 Quest Commons West, Atlanta, Fulton County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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**PART FOUR (b) - OTHER COSTS - 2017-0 - Quest Commons West - Atlanta - Fulton, County**

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

Relocation

Cost to relocate the 18 tenants that currently reside in the existing units that will be demolished

Relocation will be an expense that will take during predevelopment and this cost needs to be paid at closing of the construction loan, therefore should be included in the construction period

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**

0

Total Cost

Total Basis

0

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

0

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

**EQUITY COSTS**

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

[Empty description box]

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**



**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

Total Cost  Total Basis

**OTHER COSTS**

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

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Quest Commons West, Atlanta, Fulton County**

**DCA Utility Region for project: North**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

Dominion Due Diligence Group		
May 3, 2017	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			1.75	3.33	5.25		
Cooking	Electric	X			5	6	7		
Hot Water	Electric	X			5	6.75	8.42		
Air Conditioning	Electric	X			4.83	6.08	6.92		
Range/Microwave	Electric								
Refrigerator	Electric	X			5	6	7		
Other Electric	Electric	X			20.75	22.67	23.24		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			75	117	164		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>117.33</b>	<b>167.83</b>	<b>221.83</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**

\* Please note "Other Electric" includes a \$10 GA Power Service Fee

**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	13	29	11	0	0	53
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	5,600	19,950	7,700	0	33,250
0	2,100	5,700	2,200	0	10,000
0	7,700	25,650	9,900	0	43,250
0	1,400	1,900	2,200	0	5,500
0	9,100	27,550	12,100	0	48,750
0	0	0	0	0	0
0	9,100	27,550	12,100	0	48,750

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

Ancillary Income

9,285

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	55,000
Maintenance Salaries & Benefits	31,000
Support Services Salaries & Benefits	
Services Coordinator	5,200
<b>Subtotal</b>	<b>91,200</b>

**On-Site Office Costs**

Office Supplies & Postage	5,000
Telephone	5,000
Travel	
Leased Furniture / Equipment	5,000
Activities Supplies / Overhead Cost	5,000
<b>Subtotal</b>	<b>20,000</b>

**Maintenance Expenses**

Contracted Repairs	10,000
General Repairs	10,000
Grounds Maintenance	10,000
Extermination	5,000
Maintenance Supplies	10,000
Elevator Maintenance	5,000
Redecorating	7,000
Other (describe here)	
<b>Subtotal</b>	<b>57,000</b>

**On-Site Security**

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

**Professional Services**

Legal	7,500
Accounting	7,500
Advertising	5,000
<b>Subtotal</b>	<b>20,000</b>

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

Electricity	11	7,000
Natural Gas	0	
Water&Swr	11	7,000
Trash Collection		5,000
Other (describe here)		
<b>Subtotal</b>		<b>19,000</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	39,000
Insurance**	19,402
Other (describe here)	
<b>Subtotal</b>	<b>58,402</b>

**Management Fee:**

	<b>26,425</b>
536.11 Average per unit per year	
44.68 Average per unit per month	

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

**TOTAL OPERATING EXPENSES** **292,027**

Average per unit 5,509.94  
 Total OE Required **238,500**

**Replacement Reserve (RR)** **13,250**

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	53 units x \$250 =	13,250
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>53</b>	<b>13,250</b>

**TOTAL ANNUAL EXPENSES** **305,277**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

\* Services Coordinator will be shared between several properties  
 \* Detailed calculations for taxes and insurance are included in Tab 1 Feasibility  
 \* Taxes are calculated using the NOI/6% county tax rate \* 40% assessment adjustment \* millage rate

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quest Commons West, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	464,274	473,559	483,031	492,691	502,545	512,596	522,848	533,305	543,971	554,850
Ancillary Income	9,285	9,471	9,661	9,854	10,051	10,252	10,457	10,666	10,879	11,097
Vacancy	(33,149)	(33,812)	(34,488)	(35,178)	(35,882)	(36,599)	(37,331)	(38,078)	(38,840)	(39,616)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(265,602)	(273,570)	(281,777)	(290,230)	(298,937)	(307,906)	(317,143)	(326,657)	(336,457)	(346,550)
Property Mgmt	(26,425)	(26,953)	(27,492)	(28,042)	(28,603)	(29,175)	(29,758)	(30,354)	(30,961)	(31,580)
Reserves	(13,250)	(13,648)	(14,057)	(14,479)	(14,913)	(15,360)	(15,821)	(16,296)	(16,785)	(17,288)
NOI	135,133	135,048	134,877	134,616	134,261	133,808	133,252	132,586	131,808	130,912
Mortgage A	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)	(9,224)	(9,501)	(9,786)
Cash Flow	50,440	50,129	49,726	49,227	48,626	47,920	47,103	46,169	45,114	43,933
DCR Mortgage A	1.75	1.75	1.75	1.74	1.74	1.73	1.73	1.72	1.71	1.70
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.75	1.75	1.75	1.74	1.74	1.73	1.73	1.72	1.71	1.70
Oper Exp Coverage Ratio	1.44	1.43	1.42	1.40	1.39	1.38	1.37	1.36	1.34	1.33
Mortgage A Balance	1,942,544	1,884,510	1,825,894	1,766,688	1,706,888	1,646,487	1,585,479	1,523,859	1,461,619	1,398,754
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quest Commons West, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	565,947	577,266	588,812	600,588	612,600	624,852	637,349	650,096	663,097	676,359
Ancillary Income	11,319	11,545	11,776	12,012	12,252	12,497	12,747	13,002	13,262	13,527
Vacancy	(40,409)	(41,217)	(42,041)	(42,882)	(43,740)	(44,614)	(45,507)	(46,417)	(47,345)	(48,292)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(356,947)	(367,655)	(378,685)	(390,045)	(401,747)	(413,799)	(426,213)	(439,000)	(452,170)	(465,735)
Property Mgmt	(32,211)	(32,856)	(33,513)	(34,183)	(34,867)	(35,564)	(36,275)	(37,001)	(37,741)	(38,496)
Reserves	(17,807)	(18,341)	(18,891)	(19,458)	(20,042)	(20,643)	(21,262)	(21,900)	(22,557)	(23,234)
NOI	129,893	128,742	127,457	126,031	124,456	122,728	120,838	118,780	116,546	114,130
Mortgage A	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(10,079)	(10,382)	(10,693)	(11,014)	(11,344)					
Cash Flow	42,620	41,167	39,571	37,824	35,918	45,534	43,645	41,586	39,353	36,936
DCR Mortgage A	1.68	1.67	1.65	1.63	1.61	1.59	1.57	1.54	1.51	1.48
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.68	1.67	1.65	1.63	1.61	1.59	1.57	1.54	1.51	1.48
Oper Exp Coverage Ratio	1.32	1.31	1.30	1.28	1.27	1.26	1.25	1.24	1.23	1.22
Mortgage A Balance	1,335,258	1,271,123	1,206,345	1,140,915	1,074,829	1,008,078	940,657	872,558	803,776	734,302
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quest Commons West, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	689,887	703,684	717,758	732,113	746,755	761,691	776,924	792,463	808,312	824,478
Ancillary Income	13,798	14,074	14,355	14,642	14,935	15,234	15,538	15,849	16,166	16,490
Vacancy	(49,258)	(50,243)	(51,248)	(52,273)	(53,318)	(54,385)	(55,472)	(56,582)	(57,713)	(58,868)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(479,707)	(494,098)	(508,921)	(524,189)	(539,914)	(556,112)	(572,795)	(589,979)	(607,678)	(625,909)
Property Mgmt	(39,266)	(40,051)	(40,852)	(41,669)	(42,502)	(43,352)	(44,219)	(45,104)	(46,006)	(46,926)
Reserves	(23,931)	(24,649)	(25,388)	(26,150)	(26,935)	(27,743)	(28,575)	(29,432)	(30,315)	(31,224)
NOI	111,523	108,717	105,704	102,475	99,021	95,333	91,402	87,215	82,766	78,041
Mortgage A	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)	(77,193)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	34,329	31,524	28,510	25,281	21,828	18,140	14,208	10,022	5,572	848
DCR Mortgage A	1.44	1.41	1.37	1.33	1.28	1.23	1.18	1.13	1.07	1.01
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.44	1.41	1.37	1.33	1.28	1.23	1.18	1.13	1.07	1.01
Oper Exp Coverage Ratio	1.21	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.11
Mortgage A Balance	664,131	593,254	521,666	449,358	376,324	302,556	228,048	152,790	76,777	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quest Commons West, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	840,968	857,787	874,943	892,442	910,291
Ancillary Income	16,819	17,156	17,499	17,849	18,206
Vacancy	(60,045)	(61,246)	(62,471)	(63,720)	(64,995)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(644,686)	(664,026)	(683,947)	(704,466)	(725,600)
Property Mgmt	(47,865)	(48,822)	(49,798)	(50,794)	(51,810)
Reserves	(32,161)	(33,126)	(34,120)	(35,143)	(36,198)
NOI	73,030	67,723	62,106	56,167	49,894
Mortgage A					
Mortgage B					
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	73,030	67,723	62,106	56,167	49,894
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.10	1.09	1.08	1.07	1.06
Mortgage A Balance	0	0	0	0	0
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quest Commons West, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.70%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

1. DCR is higher in the earlier years because this deal negatively trends due to the expenses increasing at a higher rate than the revenue, our DCR meets the debt service requirements throughout the HOME affordability period plus the additional 5 years cancellation option and we are at breakeven in year 30

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

*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*

Project is feasible, viable and in conformance with the Plan. We have indicated all the sources of funds we intend to apply for. Our costs are at HUD allowable cost limits. We have provided letters from SunTrust showing equity pricing at \$0.85 for Federal credits and \$0.54 for state, this pricing seems to be reasonable and in line with the current market. Operating costs for the project meet DCA threshold requirements and reasonable for a project this size. Our DCR meets the minimum DCA requirement of 1.20 for the period of affordability. We have higher DCR in the earlier years but because there are only 53 units and the deal negatively trends, therefore the DCR is where we need it to be so that we can be breakeven in year 30. Rents meet LIHTC requirements and are supported by the market study.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

**Applicant Response DCA USE**

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	13	157,897 x 13 units = 2,052,661	0	0	173,686 x 0 units = 0
2 BR	2	29	203,010 x 29 units = 5,887,290	0	0	223,311 x 0 units = 0
3 BR	3	11	270,681 x 11 units = 2,977,491	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>0</i>	<i>53</i>	<i>10,917,442</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>		<b>53</b>	<b>10,917,442</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

Cost for the project are equal to the allowable Project Cost Limit

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

We have elected family tenancy

**4 REQUIRED SERVICES**

Pass?

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

**Does Applicant agree?**

**Agree**

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

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

**Monthly holiday events, annual back to school bash, monthly arts & crafts**

**Daily referral and information services**

**Weekly/monthly health screenings, community garden classes, and monthly nutrition/healthy eating classes**

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

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

C.

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**10,917,442**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**5**

**Project Cost Limit (PCL)**

**10,917,442**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

*Threshold Justification per Applicant*

*DCA's Comments:*

We are committed to provide the services described above

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

**5 MARKET FEASIBILITY**

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

A.	<b>Novogradac &amp; Company LLP</b>	
B.	<b>2-3 months</b>	
C.	<b>94.80%</b>	
D.	<b>1.00%</b>	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

*Threshold Justification per Applicant*

Market Study supports the proposed project, there is no significant adverse impact to the occupancy and financial health of existing assisted rental housing properties in the market area and meets all threshold requirements, see Tab 5 of the application. There are no properties in close proximity to Quest Commons West funded in 2014 or 2015

*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:	<b>Novogradac &amp; Company LLP</b>	
A.	<b>Yes</b>	
B.	<b>Yes</b>	
1)	<b>Yes</b>	
2)	<b>Yes</b>	
3)	<b>Yes</b>	
4)	<b>Yes</b>	
C.	<b>No</b>	
D.		
1)	<b>Yes</b>	
2)	<b>No</b>	
3)	<b>No</b>	

Pass?

*Threshold Justification per Applicant*

The land cost in our budget is less than the unencumbered appraised value. The property recently received an administrative change in the zoning, this did not change the price of the property. The appraisal is located in Tab 6

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **United Consulting**

B. Is a Phase II Environmental Report included?

B. **Yes**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Arpeggio Acoustic Consulting**  
2) **60.3**

Joseph E. Lowery Blvd, MARTA Green Line

D. Is the subject property located in a:

D.

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

1) **No**  
2) **No**  
a)   
b)   
c)   
3) **No**

- 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?

3) **No**  
a)   
b)   
c)   
4) **No**

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? 

Yes	
-----	--

- 9) Mold? 

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

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

No	
----	--

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

--

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

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

1) **No**  
2) **Yes**  
3) **Yes**

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

G. **N/A**

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

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

H. **Minority concentration** **<<Select>>**

I. List all contiguous Census Tracts: **23, 24, 26, 36,38,39, 118.90**

J. Is Contract Addendum included in Application?

J. **Yes**

*Threshold Justification per Applicant*

A Phase I and Phase II Environmental prepared following ASTM and 2017 DCA Environmental Manual are included in Tab 7. This project has been awarded a \$2,000,000 HOME loan therefore all HUD forms, including Site and Neighborhood Standards have been included in this Tab as well.

DCA's Comments:

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

**8 SITE CONTROL**

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

Pass?	
A. <b>Yes</b>	
B. <b>&lt;&lt;Select&gt;&gt;</b>	
C. <b>Quest Commons at Historic Vine City, L.P.</b>	
D. <b>Yes</b>	

*Threshold Justification per Applicant*

A purchase sale agreement valid through September 2018 and a legal description have been included under Tab 8

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A. <b>Yes</b>	
B.	
C.	
D.	

*Threshold Justification per Applicant*

Site entrance is on Rock Street, this is a paved public road. A site plan showing the site entrance is included in Tab 9

*DCA's Comments:*

**10 SITE ZONING**

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

Pass?	
A. <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>Yes</b>	
D. <b>Yes</b>	
E. <b>Yes</b>	

*Threshold Justification per Applicant*

A zoning letter from City of Atlanta is included in Tab 10. The property is zoned SPI-11 Subarea 8 & 9. A copy of the ordinance and site plan showing zoning setbacks and requirements are found in Tab 10

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

Georgia Power

Pass?

*Threshold Justification per Applicant*

2) Electric

<<Enter Provider Name Here>>

1) Yes

2)

Electricity will be made available through Georgia Power, see letter in Tab 11

*DCA's Comments:*

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

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?

Pass?

A1) No

2)

2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

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

1) Public water

City of Atlanta

B1) Yes

2) Public sewer

City of Atlanta

2) Yes

*Threshold Justification per Applicant*

Letters from City of Atlanta officials confirming sewer and water availability have been included under Tab 12

*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):

A1) Room

2) Exterior gathering area (if "Other", explain in box provided at right):

A2) Gazebo

If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Equipped Computer Center

3) Furnished exercise/fitness center

2) Fenced community garden

4)

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

C. Agree

1) HVAC systems

1) Yes

2) Energy Star refrigerators

2) Yes

3) Energy Star dishwashers (not required in senior USDA or HUD properties)

3) Yes

4) Stoves

4) Yes

5) Microwave ovens

5) Yes

6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR

6a) Yes

b. Electronically controlled solid cover plates over stove top burners

6b)

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

D. 1)

1) Elevators are installed for access to all units above the ground floor.

2)

2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors

3a)

3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988

3b)

b. If No, was a DCA Architectural Standards waiver granted?

*Threshold Justification per Applicant*

We agree to all the required and additional amenities stated below. We have included a Conceptual Site Plan in Tab 15 indicating the location of all the required and additional site amenities.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

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

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

A.	<<Select>>	<<Select>>	
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*

A CSDP, location/vicinity map, site color photographs and aerials have been included. They have all been prepared following instructions in the 2017 QAP and Manuals. Please see Tab 15

*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*

We agree to build in conformance with all sustainability requirements in the 2017 QAP and Architectural Manual

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

**17 ACCESSIBILITY STANDARDS**

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	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 **EMG**
  - 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).	Yes		
2)	Yes		
3)	No		
4)	Yes		
B1)a.	Yes		
b.	Yes		
2)	Yes		
C.	Yes		
C1).	Yes		
2).	Yes		
3).	Yes		
4).	Yes		

*Threshold Justification per Applicant*

**We agree to conform with all accessibility requirements stated above and detailed in the 2017 Architectural Manual.**

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

1) Exterior Wall Finishes (select one)

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

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

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

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

1)   
 2)

Pass?

No	
Yes	

A.

Yes	
-----	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

*Threshold Justification per Applicant*

We agree to conform to all design and quality standards indicated above and detailed in the 2017 Architectural manual

*DCA's Comments:*

**19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

**A.** Did the Certifying Entity meet the experience requirement in 2016?

**B.** Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?

**C.** Has there been any change in the Project Team since the initial pre-application submission?

**D.** Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?

**E.** DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

No	
----	--

D.

No	
----	--

E. Not Qualified Partnering

F. << Select Designation >>

The project team is qualified to compete in the 2017 round. While Quest Community Development Organization (QCDO), a CHDO, does not meet the requirements for certifying entity, it is partnering with New Affordable Housing Partners (a qualified developer). Therefore QCDO is deemed qualified under the CHDO exception. A copy of the DCA qualification determination is in Tab 19

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

**A.** Was a pre-application submitted for this Determination at the Pre-Application Stage?

**B.** If "Yes", has there been any change in the status of any project included in the CHS form?

**C.** Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

*Threshold Justification per Applicant*

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

A CHS was submitted at pre-application. There are no issues with compliance in our properties

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

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

**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*

not applicable

*DCA's Comments:*

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

- A. Name of CHDO: **Quest Community Development Organization** Name of CHDO Managing GP: **Quest Commons at Historic Vine City, L.P.**
- 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: **2,000,000** D.

Pass?

Yes		
Yes		
Yes		

*Threshold Justification per Applicant*

QCDO has been deemed a qualified CHDO by DCA and has received a HOME loan consent. The DCA qualification is in Tab 19 and the HOME loan consent is in Tab 1 - Feasibility.

*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*

not applicable

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).  
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

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

- 1) Number of Over Income Tenants 

0	
---	--
- 2) Number of Rent Burdened Tenants 

0	
---	--
- 3) Number of Vacancies 

3	
---	--
- 4) Number of Down units 

0	
---	--
- 5) Number of Displaced Tenants 

21	
----	--
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews 

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

Yes	
-----	--
- 3) Written Notifications 

Yes	
-----	--
- 4) Other - describe in box provided: 

--	--

*Threshold Justification per Applicant*

A detailed relocation plan and all required DCA forms have been submitted under Tab 24. Each resident was handed a GIN notice at a community meeting. Copies of the GIN notices are found in Tab 24. Each tenant signed or initialed the form to demonstrate receipt. QCDO will seek DCA approval for relocation once they have received a tax credit allocation.

*DCA's Comments:*

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

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

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

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

*Threshold Justification per Applicant*

We will conform with all requirement of the AFFH

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

project is located in a Transformational Community. Functionally obsolete units will be demolished and quality affordable housing will be built to enhance the quality of life of the neighborhood residents

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton 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>68</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.	<b>0</b>	<b>0</b>
B.	<b>0</b>	<b>0</b>

**TOTALS:**

**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.*

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

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	68	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: **53**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
11	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.75%	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)

Complete this section using results from completed current

**B. Bonus Desirable**

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

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

(1 pt subtracted each)

completed form in both Excel and signed PDF, where

Scoring Justification per Applicant

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

We have listed numerous activities on the DCA form that total over 12 points, all activities listed are within 2 mile walking/driving distance from the site. In addition we have listed 3 desirable activities that are within 0.5 miles walking distance from our pedestrian site entrance. Quest Community Development Organization is building a Community Complex II. As part of the City of Atlanta's requirements they will also be building the portion of sidewalk directly in front of their site. This site is directly adjacent to Quest Commons West. This portion of sidewalk goes from the SW corner of our site to Joseph E. Lowery. Quest has obtained financing for construction and they have provided a letter indicating the timeline and commitment of funds to build the sidewalk. We have included all the documentation required under this section in Tab 26, therefore we are entitled to 13 points.

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>5</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>68 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

Quest Commons West is located within 1 mile of the MARTA Transit Ashby Station. The station is accessible via paved pedestrian walkways. There is a portion of sidewalk that will be constructed by QCDO as part of there development of the Community Complex. Included with Tab 27 is the map showing the path to the Station, the portion of sidewalk being built by Quest is shown on this map. Quest has provided us with a letter indicating they will build the sidewalk and the timeline for completion. Bus Routes and information required is all included in Tab 27. We are entitled to 5 points as we are a family development.

DCA's Comments:

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

MARTA	404-848-5000
http://www.itsmarta.com/Ashby.aspx	
<< Enter specific URL/webpage showing established routes from transit agency website (if different) here >>	

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

Earth Craft Communities

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

Competitive Pool chosen:

Flexible

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

Date of Course	2/14/17	Betty Gomez	New Affordable Housing Partners, LLC
Date of Course		<<Enter Participant 's Name here>>	<<Enter Participant 's Company Name here>>

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 [ ]

**A. Sustainable Communities Certification**

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

2	A.	Yes/No	Yes/No
		Yes	

**1. EarthCraft Communities**

Date that EarthCraft Communities Memorandum of Participation was executed for the development where the project is located: 5/15/17

**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: [ ]

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<b>TOTALS:</b>	<b>92</b>	
	<b>68</b>	<b>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?             | 1. | <input type="text"/> | <input type="text"/> |
| 2. Project will meet program threshold requirements for Building Sustainability?                                                    | 2. | <input type="text"/> | <input type="text"/> |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 3. | <input type="text"/> | <input type="text"/> |

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

**C. Exceptional Sustainable Building Certification** 3 C. Yes/No Yes/No

- |                                                                                                                                                                          |    |                      |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------|----------------------|
| 1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? | 1. | <input type="text"/> | <input type="text"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------|----------------------|

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

- |                                                                                                                                                                                                                                                                                         |    |                                  |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------|--------------------------------|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?                                                                                                                                                                                                | 1. | <input type="text" value="1"/>   | <input type="text" value="0"/> |
| 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.   | 2. | <input type="text" value="Yes"/> | <input type="text"/>           |
| 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. | 3. | <input type="text"/>             | <input type="text"/>           |

*Scoring Justification per Applicant*

We're going for EarthCraft Communities and High Performance Building Design using EarthCraft with HERS Ratings. The HERS ratings are at least 15% lower than the ENERGY STAR Version 3 target index. Preliminary ENERGY STAR reports were provided with the analysis report; therefore we are entitled to 3 points. Documentation is found in Tab 29

*DCA's Comments:*

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

**A Census Tract Demographics** 3

**& 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/):                                                                                                                                              | <input type="text"/> | <input type="text"/>                        |
| 2. Less than <input type="text" value="&lt; Select &gt;"/> below Poverty level (see Income)                                                                                                                                                                                                          | Actual Percent       | <input type="text"/>                        |
| 3. Designated Middle or Upper Income level (see Demographics)                                                                                                                                                                                                                                        | Designation:         | <input type="text" value="&lt;Select&gt;"/> |
| 4. (Flexible Pool) Project is <b>NOT</b> located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but <b>IS</b> located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".) | <input type="text"/> | <input type="text"/>                        |

**C. Georgia Department of Public Health Stable Communities** 2

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

*DCA's Comments:*

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>68</b>
	<b>10</b>	<b>20</b>
	<b>9</b>	<b>0</b>
	<b>No</b>	
	<b>No</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?	Yes		Yes	
b) Includes public input and engagement <u>during the planning stages</u> ?				
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	Yes		Yes	
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?			Yes	
e) Discusses resources that will be utilized to implement the plan?			Yes	
f) Is included <i>in full</i> in the appropriate tab of the application binder?	Yes		Yes	

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

<http://www.investatlanta.com/about-invest-atlanta/public-information/strategies-plans/community-benefits-plan/>

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

[www.questcommunities.org](http://www.questcommunities.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?  
 Date Plan originally adopted by Local Govt:  
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:  
 Date(s) Plan reauthorized/renewed by Local Government, if applicable:

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

2 A. 

--	--

  
Yes/No Yes/No

iii.) Public input and engagement during the planning stages:

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 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: **25.00** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

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<b>TOTALS:</b>	<b>92</b>	<b>68</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	Quest Community Development Organization	Website	www.questcommunities.org	Yes/No	Yes/No
Contact Name	Leonard Adams	Direct Line	(678) 705-5318	Email	ladams@questcommunities.org

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

CBO 1 Name	Integrity Transformations CDC	Purpose:	Transform the low-income communities of the Atlanta Westside	Letter of Support included?	
Community/neighborhd where partnership occurred	Vine City and English Ave	Website	http://www.integritycdc.org/	Yes	
Contact Name	Howard Beckham	Direct Line	(404) 458-6413	Email	revbeckham@integritycdc.org
CBO 2 Name	HEALing Community Center	Purpose:	provide free specialty medical care to low income children, women and	Letter of Support included?	
Community/neighborhd where partnership occurred	Vine City and English Ave	Website	http://www.healingourcommunities.org/	Yes	
Contact Name	Karen Williams	Direct Line	(404) 564-7749	Email	kwilliams@healingourcommunities.org

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.

\$1,250,000 was received from Arthur M. Blank Family Foundation for the blight removal and affordable housing preservation. \$200,000 grant from the Home Depot Foundation, this was a capital grant that went into building Quest Community Complex II. \$25,000 another Home Depot Foundation grant for capital upgrades on the existing community

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

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

Community Quarterback (CQB) See QAP for requirements.

CQB 1

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

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

iii. CQB Name	Westside Future Fund	Website	https://www.westsidefuturefund.org/
Contact Name	John Ahmann	Direct Line	
		Email	john@westsidefuturefund.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: **Family**

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	Employment svcs provider	Date of Public Meeting 1 between Partners	5/17/17
Org Name	Integrity Transformations CDC	Date(s) of publication of meeting notice	5/8/2017
Website	http://www.integritycdc.org/	Publication(s)	Fliers
Contact Name	Howard Beckham	Direct Line	(404) 458-6413
Email	revbeckham@integritycdc.org	Social Media	
Role	Managing Partner	Mtg Locatn	Quest Community Development offices
		Which Partners were present at Public Mtg 1 between Partners?	

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<b>TOTALS: 92</b>	<b>68</b>	<b>20</b>

ii. Transformation Partner 2		Local health provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	5/17/17
Org Name	Healing Community Center			Date(s) of publication of meeting notice	5/8/2017
Website	http://www.healingourcommunities.org/			Publication(s)	fliers
Contact Name	Karen Williams	Direct Line		Social Media	
Email	kwilliams@healingourcommunities.org			Mtg Locatn	Quest Community Development offices
Role	CEO			Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "i" or "ii" below for (b).				Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i. Yes
or	Nbr of Respondents				75
ii. Public Meetings					ii.
Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:					
i. Local Population Challenge 1					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
ii. Local Population Challenge 2					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iii. Local Population Challenge 3					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iv. Local Population Challenge 4					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
v. Local Population Challenge 5					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>68</b>	<b>20</b>

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance **50,000**

**Family**

Source	Quest Community Development Organization	Bank Name	SunTrust Bank	4		
Contact	Leonard Adams	Account Name	Quest Community Development Organization	1	1.	<b>3</b>
Email	ladams@questcommunities.org	Bank Website	www.suntrust.com			<b>1</b>
Bank Contact	Nikki Rusaw	Contact Email	nikki.rusaw@suntrust.com			

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

Description of Use of Funds: To support youth educational achievement. Partnering with Raising Expectation, they will be providing walking tutoring twice a week during the school year.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.  
 Increasing educational achievement is one of the recommendations in the Community Benefits Plan

**2. Long-term Ground Lease**

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

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Flexible** 2 3. **2**

Unrelated Third-Party Name	Conservation Fund	Improvement Completion Date
Unrelated Third-Party Type	Foundation	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	<b>No</b>	7/1/18

Distance from proposed project site in miles, rounded up to the next tenth of a mile **0.3** miles

Description of Investment or Funding Mechanism: Creating of Green Space and improvement of stormwater management infrastructure

Description of Investment's Furtherance of Plan: addition of green space and improvement of stormwater management is a recommendation in the Community Benefits Plan

Description of how the investment will serve the tenant base for the proposed development: Residentis will be able to go to the park, the park will also provide educational opportunities for children of the neighborhood

Full Cost of Improvement	3,600,000	Total Development Costs (TDC):	10,917,442
as a Percent of TDC:	32.9748%		0.0000%

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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*

Quest community development organization has partnered with employment and local health providers as well as a Community Quarterback as indicated in responses above. Quest is a CHDO and has a DCA HOME loan commitment. All detailed explanations, plans and commitments for funds and timelines are found in Tab 31. We are entitled to 9 points under this section.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

**4**

<b>2</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>2</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
- OR** 2. **Four (4)** DCA funding cycles

**3**  
**2**

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

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

**3**  
**1**  
**2**

1.		
2.		
3.		

*Scoring Justification per Applicant*

**NO** projects have been awarded in the last 4 DCA funding cycles, therefore we are entitled to 2 points

*DCA's Comments:*

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	68	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*

Market study is favorable. Overall capture rates are below 1%, considered low, and the project site is desirable. We are entitled to 2 points. The Market Study is in tab 5.

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

*DCA's Comments:*

	1	0
A.	1	
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:*

	Yes/No	Yes/No

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

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

Urban or Rural:

Urban

2

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

Unit Total

53

MGP	Quest Commons at Historic Vine City C	0.0100%	Leonard Adams	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	New Affordable Housing Partners, LL	0.0000%	James S. Graule
OGP2	0	0.0000%	0	Co-Developer 1	Quest Community Development Org:	0.0000%	Leonard Adams
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	SunTrust Community Capital LLC	99.9800%	Brian Womble	Developmt Consult	0	0.0000%	0
State LP	SunTrust Community Capital LLC	0.0100%	Brian Womble				

*Scoring Justification per Applicant*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	68	20
	2	0	0
	1		

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

**B. Designated Military Zones**

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

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

City: **Atlanta** County: **Fulton** QCT? **Yes** Census Tract #: **25.00**

Scoring Justification per Applicant

DCA's Comments:

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

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Flexible**

**Flexible**

**4**

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

Indicate that the following criteria are met:

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

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

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

	Amount
a)	
b)	
c)	2,000,000
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>Total</b>	<b>2,000,000</b>

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

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

10,917,442	18.3193%	0.0000%
------------	----------	---------

We have received a commitment for a \$2,000,000 DCA HOME loan, this is over 15% of our TDC therefore we are entitled to 4 points. The HOME loan documentation is in Tab 36

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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Score Value	Self Score	DCA Score
92	68	20

**TOTALS:**

3		
No		

**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>

<b>0</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?  
 10% of Total Units (max): 

5
---

  
 Total Low Income Units: 

47
----

  
 Min 1 BR LI Units required: 

5
---

  
 1 BR LI Units Proposed: 

11
----
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?

**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%

Scoring Justification per Applicant

QCDO agrees to accept Section 811 PBRA or other DCA offered rental assistance for up to 5 of the 1 BR units, therefore we are entitled to 2 points

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

**A. Historic and Adaptive Reuse**

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

<< 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

DCA's Comments:

2	0	0	
Historic Credit Equity:	<table border="1"><tr><td>0</td></tr></table>	0	
0			
Historic adaptive reuse units:	<table border="1"><tr><td>0</td></tr></table>	0	2
0			
Total Units	<table border="1"><tr><td>53</td></tr></table>	53	
53			
% of Total	<table border="1"><tr><td>0.00%</td></tr></table>	0.00%	
0.00%			
Nbr Historic units:	<table border="1"><tr><td>0</td></tr></table>	0	1
0			
Total Units	<table border="1"><tr><td>53</td></tr></table>	53	
53			
% of Total	<table border="1"><tr><td>0.00%</td></tr></table>	0.00%	
0.00%			

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	68	20
	3	3	0

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

**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.

The following health issues were identified as particularly relevant for the future residents of Quest Commons West: STDs, education, poverty/ economic inequality, and access to care. Chronic diseases and mental health were relevant as well at slightly lower priority. Each issue is presented below along with some relevant data that can be used to justify the inclusion of specific activities in the development proposal.

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

3      3      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)	Agree	
b)	Yes	
c)	Yes	

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

Occurrence      Cost to Resident

a) Diabetes Testing	Monthly	0
b) Dental Oral Health	Monthly	0
c) HIV Testing/Counseling	Monthly	0
d) Pediatrics	Monthly	0

**B. Healthy Eating Initiative**

2      0      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?

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>68</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*

The health issues indicated above have been identified. We have identified the needs of We have partnered with HEALing Community Centers to provide preventative health screening services and wellness services on site with a mobile unit. The letter of Intent has been included along with a detailed plan and all other documentation required under Tab 40. We are claiming 3 points

*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  
 Family  
 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*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton 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>68 20</b>
	<b>2</b>	<b>2 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	145,491			
Min Exceeded by:	627.46%	0.00%	0.00%	0.00%

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

*Scoring Justification per Applicant*

There are 145,491 jobs in the project site area, this exceeds the minimum by well over 60%, therefore we are entitled to 2 points. The On the Map documentation is included in Tab 42

*DCA's Comments:*

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

*Scoring Justification per Applicant*

We submitted our Compliance History Summary at Application. There are no non-compliance issues in our team's properties. Therefore we are entitled to 10 points.

*DCA's Comments:*

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>68 20</b>
-----------	--------------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

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

**PART NINE - SCORING CRITERIA - 2017-0 Quest Commons West, Atlanta, Fulton County**

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**Score  
Value**

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

**TOTALS:**

**92**

<b>68</b>	<b>20</b>
-----------	-----------

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

- 1. Application is complete - 10 points;
- 2.A. 20% of units at 50% of AMI - 2 points;
- 11. Extended Affordability Commitment - we are extending the affordability period 5 years beyond the 20 year HOME compliance period - 1 point;

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

Quest Commons West

Atlanta, Fulton County

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

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

Quest Commons West

Atlanta, Fulton County

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

Quest Commons West

Atlanta, Fulton County

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



## Scoring Section 16 - Innovative Project Concept Narrative

Quest Commons West

Atlanta, Fulton 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]