

**Project Narrative**  
Columbia Fayetteville Apartments  
Atlanta, DeKalb County

Columbia Fayetteville LP will build and manage a 108-unit mixed income multifamily development at 2201 Glenwood Ave SE, Atlanta, Georgia 30316, on a site recently annexed by the City of Atlanta. The community will feature four three-story walkup buildings with modern unit finishes, including stoves, microwaves, HVAC, Energy Star refrigerators and dishwashers, as well as fire suppression canisters. The community will also feature amenities such as a playground and community building with a business center, fitness center, and laundry facility. The community will set aside 70% of the units for low-income families, including 20% for very low income households making less than 50% of the Atlanta area median family income. The remaining low-income units will be reserved for families making less than 60% of AMFI. The development will feature 16 one bedroom units, 56 two bedroom units, and 36 three bedroom units.

The community will be part of a mixed-use development located at the intersection of Glenwood Ave and Fayetteville Road, with 44,600 SF of new retail development next to an existing Publix grocery store. The community will be built in partnership with the East Lake Housing Corporation, a Purpose Built Communities affiliate, and will be managed as part of Columbia's current management of the Villages of East Lake. The new development will be functionally integrated into the other components of the East Lake redevelopment vision, including enrollment at Drew Charter School for low income residents, one of the top ten elementary schools in the city of Atlanta despite serving a population that is 51% free or reduced lunch.

**PART ONE - PROJECT INFORMATION - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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) \$ 950,000	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> <b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	PA17-053 Yes - see Comment

Was this project previously submitted to the Ga Department of Community Affairs?  No  Yes  
 If Yes, please provide the information requested below for the previously submitted project:  
 Project Name previously used: \_\_\_\_\_ DCA Project Nbr previously assigned: \_\_\_\_\_  
 Has the Project Team changed?  Yes  No  
 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	
Office Phone	Ext.	E-mail		ctrejos@columbiares.com

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

**IV. PROJECT LOCATION**

Project Name	Columbia Fayetteville Apartments		Phased Project?	No
Site Street Address (if known)	2201 Glenwood Ave, SE (Parcel # 15 173 08 103)		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	2235 Glenwood Ave, SE		Scattered Site?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Site Geo Coordinates (##.#####)	Latitude: 33.737802	Longitude: -84.314018	Acreage	5.1980
City	Atlanta		Census Tract Number	237.00
Site is predominantly located:	Within City Limits	County	QCT?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In USDA Rural Area?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	In DCA Rural County?	Overall:	Urban

\* If street number unknown

Congressional	State Senate	State House
5	44	89

If on boundary, other district: \_\_\_\_\_

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

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	108	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				0

**PART ONE - PROJECT INFORMATION - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	75	0
Number of 50% Units	24	0
Number of 60% Units	51	0
Number of Unrestricted (Market) Units	33	
Total Residential Units	108	
Common Space Units	0	
Total Units	108	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	83,245
Total Unrestricted (Market) Residential Unit Square Footage	36,575
Total Residential Unit Square Footage	119,820
Total Common Space Unit Square Footage	0
Total Square Footage from Units	119,820

**E. Buildings**

Number of Residential Buildings	4
Number of Non-Residential Buildings	1
Total Number of Buildings	5

Total Common Area Square Footage from Nonresidential areas	3,000
Total Square Footage	122,820

**F. Total Residential Parking Spaces**

188

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

**VI. TENANCY CHARACTERISTICS**

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

Family

If Other, specify:

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

**B. Mobility Impaired**

Nbr of Units Equipped:	6
Roll-In Showers	3

% of Total Units Required: 5%

5.6%

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	3
------------------------	---

% of Units for the Mobility-Impaired Required: 40%

50.0%

% of Total Units Required: 2%

2.8%

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit  

**B. HOME:**

CHDO  

(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 Columbia Fayetteville Apartments, Atlanta, DeKalb 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 H	Columbia Fayetteville	Direct	7		
East Lake Housing Corporation	Columbia Fayetteville	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/New Affordable H	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 Columbia Fayetteville Apartments, Atlanta, DeKalb 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	Cellular	
Area Code / Phone	Zip+4	
	Email	

<b>B. Existing properties: currently an Extension of Cancellation Option?</b>		If yes, expiration year:		Nbr yrs to forgo cancellation option:	
<b>New properties: to exercise an Extension of Cancellation Option?</b>	Yes	If yes, expiration year:	2039	Nbr yrs to forgo cancellation option:	5

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

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

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

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

Amenities?		Qualification Determination?	Yes
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	December 30, 2019

**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> <p>2. The address of the property is on Glenwood Avenue but the vehicular entrance will be through Fayetteville Rd.</p> <p>3. The team that was submitted at pre-application has NOT changed, Columbia Fayetteville Partners, LLC is composed of New Columbia Residential (NCR) as Managing GP and East Lake Housing Corporation (ELHC) as Other-GP. The only thing that has changed is the ownership percentages. At pre-application the ownership percentages were 60% NCR and 40% ELHC, the are now 55% NCR and 45% ELHC. A revised Organizational chart is included in Tab 19</p>	
---	--



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

**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)

Columbia Fayetteville, L.P.				Name of Principal		James S. Grauley
1718 Peachtree St, NW, Suite 684				Title of Principal		Manager
Atlanta		Fed Tax ID:		Direct line		(404) 419-1432
GA	Zip+4	30309-2496	Org Type:	For Profit	Cellular	
		E-mail		jgrauley@columbiare.com		

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

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

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

**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
GA	Website	www.columbiare.com		Direct line	(404) 419-1432
GA	Zip+4	30309-2496		Cellular	(404) 783-8060
10-Digit Office Phone / Ext.		E-mail		jgrauley@columbiare.com	

**B. CO-DEVELOPER 1**

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

East Lake Housing Corporation				Name of Principal	Brian Williams
3445 Peachtree Rd, NE, Suite 175				Title of Principal	CFO/Treasurer
Atlanta	Website	www.eastlakefoundation.org		Direct line	(404) 591-1389
	Zip+4	30326-1234		Cellular	
10-Digit Office Phone / Ext.		E-mail		bwilliams@cfdn.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	
10-Digit Office Phone / Ext.		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	
10-Digit Office Phone / Ext.		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	
10-Digit Office Phone / Ext.		E-mail			

**B. GENERAL CONTRACTOR**

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

Walton Construction Services				Name of Principal	Mark Stovall
6640 Akers Mill Rd, Bldg 1700				Title of Principal	Vice President
Atlanta	Website	www.waltonconstructionservices.com		Direct line	(678) 303-4125
GA	Zip+4	30339-2715		Cellular	
10-Digit Office Phone / Ext.		E-mail		mstovall@waltoncommunities.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
GA	Zip+4	30309-2496		Direct line	(404) 419-1453
10-Digit Office Phone / Ext.		E-mail		Cellular	(443) 350-2802
				amonroe@columbiare.com	

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

<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</b> (If applicable)	Glenwood & Fayetteville Developm	Principal	Lillian Giornelli	10-Digit Phone / Ext.	
Office Street Address				City	
State		Zip+4		E-mail	

**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	Land Seller employs executives of East Lake Housing Corporation and there are also board members that are on both entities
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 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

8. Other

Yes	James S. Grauley and Noel F. Khalil are owners of New Columbia Residential, New Affordable Housing Partners and New Columbia Residential Property Management. These are the general partner, developer and property manager of Columbia Fayetteville
-----	--

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

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

**C. ADDITIONAL INFORMATION**

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

--	--



**PART THREE - SOURCES OF FUNDS - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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)	Prudential	5,000,000	4.350%	40	40	263,980	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	26.74% New Affordable Housing Partners/ELHC	481,400	0.000%	12	12		Cash Flow

Total Cash Flow for Years 1 - 15: 1,690,377  
 DDF Percent of Cash Flow (Yrs 1-15) **28.479%** 28.479%  
 Cash flow covers DDF P&I? **Yes**

Financing Type	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant				
State, Local, or Private Grant				
Federal Housing Credit Equity	SunTrust Community Capital 8,075,000	8,075,000	0.00	% of TDC
State Housing Credit Equity	SunTrust Community Capital 5,225,000	5,225,000	0.00	43%
Historic Credit Equity				28%
Invstmt Earnings: T-E Bonds				71%
Invstmt Earnings: Taxable Bonds				
Income from Operations				
Other:				
Other:				
Other:				
Total Permanent Financing:	<b>18,781,400</b>			
Total Development Costs from Development Budget:	<b>18,781,400</b>			
Surplus/(Shortage) of Permanent funds to development costs:	<b>0</b>			

\*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**

(1.) Interest rate of 4.35% for construction and permanent is 4.1% plus .25% MIP. (2.) Equity shown includes GP equity contribution of \$1,330.

**PART FOUR - USES OF FUNDS - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

**I. DEVELOPMENT BUDGET**

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	10,000	10,000			
Market Study	10,250	10,250			
Environmental Report(s)	69,500	19,500			50,000
Soil Borings	10,000	10,000			
Boundary and Topographical Survey	8,500	8,500			
Zoning/Site Plan Fees	10,500	10,500			
Other: FHA Expense Deposit	36,000				36,000
Other: Prudential non-refundable application fee	7,500				7,500
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>162,250</b>	<b>68,750</b>	<b>-</b>	<b>-</b>	<b>93,500</b>
<b>ACQUISITION</b>					
Land	810,000				810,000
Site Demolition					
Acquisition Legal Fees (if existing structures)					
Existing Structures					
<b>Subtotal</b>	<b>810,000</b>		<b>-</b>		<b>810,000</b>
<b>LAND IMPROVEMENTS</b>					
Site Construction (On-site) Per acre: 79,248	411,929	271,873			140,056
Site Construction (Off-site)					
<b>Subtotal</b>	<b>411,929</b>	<b>271,873</b>	<b>-</b>	<b>-</b>	<b>140,056</b>
<b>STRUCTURES</b>					
Residential Structures - New Construction	10,868,377	10,868,377			
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>10,868,377</b>	<b>10,868,377</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
Builder Profit:	6.000% 676,818	5.945% 670,641			
Builder Overhead	2.000% 225,606	1.982% 223,547			
General Requirements*	6.000% 676,818	5.945% 670,641			
*See QAP: General Requirements policy	14.000% 1,579,243				
<b>Subtotal</b>	<b>1,564,829</b>	<b>1,564,829</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Total Construction Hard Costs</b>	<b>12,845,135.00</b>				
<b>Average TCHC:</b>	118,936.44 per Res'l unit	118,936.44 per unit	104.59 per total sq ft		
	107.20 per Res'l unit SF	107.20 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					
Construction Contingency	3.89%	500,000	500,000		

**PART FOUR - USES OF FUNDS - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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	163,125	65,250			97,875
Construction Legal Fees	35,000	35,000			
Construction Period Inspection Fees	37,000	37,000			
Construction Period Real Estate Tax	25,000	25,000			
Construction Insurance	10,000	10,000			
Title and Recording Fees	25,000	25,000			
Payment and Performance bonds	105,546	105,546			
Other: FHA Financing Fee	50,000	50,000			
Other: FHA Placement Fee	50,000				50,000
<b>Subtotal</b>	<b>500,671</b>	<b>352,796</b>	<b>-</b>	<b>-</b>	<b>147,875</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	300,000	300,000			
Architectural Fee - Supervision	50,000	50,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	50,000	50,000			
Accessibility Inspections and Plan Review	15,000	15,000			
Construction Materials Testing	65,000	65,000			
Engineering	45,000	45,000			
Real Estate Attorney	75,000	50,000			25,000
Accounting	50,000	40,000			10,000
As-Built Survey	5,000				5,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>675,000</b>	<b>635,000</b>	<b>-</b>	<b>-</b>	<b>40,000</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 2,976					
Building Permits	53,692	53,692			
Impact Fees	247,752	247,752			
Water Tap Fees	10,000	10,000			
Sewer Tap Fees	10,000	10,000			
<b>Subtotal</b>	<b>321,444</b>	<b>321,444</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees	50,000				50,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: FHA Firm Commitment Application Fee + Good Faith Deposit	40,000				40,000
<b>Subtotal</b>	<b>90,000</b>				<b>90,000</b>

**PART FOUR - USES OF FUNDS - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	76,000	76,000				76,000
LIHTC Compliance Monitoring Fee	86,400	86,400				86,400
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	172,900				172,900
		<b>EQUITY COSTS</b>				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		30,000				30,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	30,000				30,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	25.000%	450,000	450,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	75.000%	1,350,000	1,350,000			
	<b>Subtotal</b>	1,800,000	1,800,000	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		55,000				55,000
Rent-Up Reserves	153,066	154,000				154,000
Operating Deficit Reserve:	438,121	440,000				440,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 2,083	225,000	225,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	874,000	225,000	-	-	649,000
		<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>18,781,400</b>	<b>16,608,069</b>	<b>-</b>	<b>-</b>	<b>2,173,331</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	173,901.85	<b>Square Foot:</b>	152.92		

**PART FOUR - USES OF FUNDS - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

**Subtractions From Eligible Basis**

Amount of federal grant(s) used to finance qualifying development costs  
 Amount of nonqualified nonrecourse financing  
 Costs of Nonqualifying units of higher quality  
 Nonqualifying excess portion of higher quality units  
 Historic Tax Credits (Residential Portion Only)  
 Other

**Total Subtractions From Basis:**

**Eligible Basis Calculation**

Total Basis  
 Less Total Subtractions From Basis (see above)  
 Total Eligible Basis  
 Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)  
 Adjusted Eligible Basis  
 Multiply Adjusted Eligible Basis by Applicable Fraction  
 Qualified Basis  
 Multiply Qualified Basis by Applicable Credit Percentage  
 Maximum Tax Credit Amount  
**Total Basis Method Tax Credit Calculation**

Type:

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	16,608,069	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	16,608,069	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	21,590,490	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	69.44%	69.44%	69.44%
Qualified Basis	14,993,396	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,349,406	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>1,349,406</b>		

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

23,639,428	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):			
18,781,400					
5,000,000					
13,781,400	Funding Amount	<input type="text" value="0"/>	Hist Desig	<input type="text" value=""/>	
/ 10					
1,378,140	Federal	<input type="text" value="0.8500"/>	+	State	<input type="text" value="0.5500"/>
1.4000	=				
<b>984,386</b>					
<b>950,000</b>					
<b>950,000</b>					
<b>950,000</b>					

**PART FOUR - USES OF FUNDS - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

- 1. Construction Inspection Fees include \$25,000 FHA Inspection Fee plus \$12,000 Syndicator Inspection Fee
- 2. Detailed Impact Fee calculation is under Tab 1 - Feasibility

**PART FOUR (b) - OTHER COSTS - 2017-0 - Columbia Fayetteville Apartments - Atlanta - DeKalb, 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**

FHA Expense Deposit

FHA Fees

Prudential Letter of Intent

Total Cost  Total Basis

Prudential non-refundable application fee

FHA Fees

Prudential Letter of Intent

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**

FHA Financing Fee

FHA fees

Prudential Letter of Intent

Total Cost

Total Basis

FHA Placement Fee

FHA fees

Prudential Letter of Intent

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

FHA Firm Commitment Application Fee + Good Faith Deposit

[Empty description box]

[Empty justification box]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box]

[Empty justification box]

Total Cost

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

[Empty description box]

[Empty justification box]

Total Cost

**EQUITY COSTS**

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

[Empty description box]

[Empty justification 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 Columbia Fayetteville Apartments, Atlanta, DeKalb 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 11, 2017	Structure	3+ Story

**Paid By (check one)**

Tenant      Owner

**Tenant-Paid Utility Allowances by Unit Size (# Bdrms)**

Efficiency      1      2      3      4

Utility	Fuel	Tenant	Owner		Efficiency	1	2	3	4
Heat	Electric Heat Pump	X				3.83	5.5	8.75	
Cooking	Electric	X				5	6	7	
Hot Water	Electric	X				5.08	6.75	8.42	
Air Conditioning	Electric	X				5.5	6.92	8.5	
Range/Microwave	Electric								
Refrigerator	Electric	X				5	6	7	
Other Electric	Electric	X				22.42	24.16	25	
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>121.83</b>	<b>172.33</b>	<b>228.67</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

**Paid By (check one)**

Tenant      Owner

**Tenant-Paid Utility Allowances by Unit Size (# Bdrms)**

Efficiency      1      2      3      4

Utility	Fuel	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**

1. Please note "Other Electric" include \$10 GA Power fee. 2. Although sewer is being provided by Dekalb Co., Atlanta's rates were used in the model: sewer is based on water usage (which will be provided by City of Atlanta) , and Atlanta's rates are higher than Dekalb's and are therefore more conservative.

**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	16	56	36	0	0	108
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	5,390	29,700	21,675	0	56,765
0	3,080	13,200	10,200	0	26,480
0	8,470	42,900	31,875	0	83,245
0	3,850	18,700	14,025	0	36,575
0	12,320	61,600	45,900	0	119,820
0	0	0	0	0	0
0	12,320	61,600	45,900	0	119,820

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

Ancillary Income

21,457

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	99,088
Maintenance Salaries & Benefits	69,370
Support Services Salaries & Benefits	25,000
Other (describe here)	
<b>Subtotal</b>	<b>193,458</b>

**On-Site Office Costs**

Office Supplies & Postage	2,000
Telephone	6,600
Travel	1,800
Leased Furniture / Equipment	5,000
Activities Supplies / Overhead Cost	7,600
Disposition Fee & Credit Reports	8,000
<b>Subtotal</b>	<b>31,000</b>

**Maintenance Expenses**

Contracted Repairs	15,000
General Repairs	15,000
Grounds Maintenance	15,000
Extermination	5,000
Maintenance Supplies	
Elevator Maintenance	
Redecorating	10,500
Other (describe here)	
<b>Subtotal</b>	<b>60,500</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	5,000
<b>Subtotal</b>	<b>5,000</b>

**Professional Services**

Legal	11,500
Accounting	21,100
Advertising	2,400
Computer Software/Network	12,400
<b>Subtotal</b>	<b>47,400</b>

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

Electricity	30	39,300
Natural Gas	0	
Water&Swr	19	25,000
Trash Collection		14,000
Other (describe here)		
<b>Subtotal</b>		<b>78,300</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	100,113
Insurance**	35,429
Other (describe here)	
<b>Subtotal</b>	<b>135,542</b>

**Management Fee:**

	<b>61,062</b>
607.95 Average per unit per year	
50.66 Average per unit per month	

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

**TOTAL OPERATING EXPENSES 612,262**

Average per unit 5,669.09  
 Total OE Required 486,000

**Replacement Reserve (RR) 27,000**

Proposed average RR/unit amount:	250	
<b>Minimum Replacement Reserve Calculation</b>		
<u>Unit Type</u>	<u>Units x RR Min</u>	<u>Total by Type</u>
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	108 units x \$250 =	27,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>108</b>	<b>27,000</b>

**TOTAL ANNUAL EXPENSES 639,262**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

\* Taxes = NOI/6%County Cap Rate \* 40% Assessment Adjustment\*Millage Rate

\* Insurance = (Building Cost + FF&E+ 1st Year Rents) = Total Improved Value (TIV) . Total Improved Value of Property/Total Improved Value of Columbia Residential Properties = Property TIV%. TIV%\*Total Compay Insurance Premium = Property Insurance Premium.

\* Detailed calculation of Property Taxes and Insurance is found in Tab 1, Section of the Application

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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:	-0.74%
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	1,072,839	1,094,296	1,116,182	1,138,505	1,161,275	1,184,501	1,208,191	1,232,355	1,257,002	1,282,142
Ancillary Income	21,457	21,886	22,324	22,770	23,226	23,690	24,164	24,647	25,140	25,643
Vacancy	(76,601)	(78,133)	(79,695)	(81,289)	(82,915)	(84,573)	(86,265)	(87,990)	(89,750)	(91,545)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(551,200)	(567,736)	(584,768)	(602,311)	(620,380)	(638,992)	(658,162)	(677,906)	(698,244)	(719,191)
Property Mgmt	(61,062)	(62,283)	(63,529)	(64,799)	(66,095)	(67,417)	(68,765)	(70,141)	(71,544)	(72,974)
Reserves	(27,000)	(27,810)	(28,644)	(29,504)	(30,389)	(31,300)	(32,239)	(33,207)	(34,203)	(35,229)
NOI	378,433	380,220	381,869	383,372	384,722	385,908	386,924	387,758	388,402	388,846
Mortgage A	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)
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	106,953	108,515	109,932	111,197	112,301	113,234	113,989	114,554	114,921	115,080
DCR Mortgage A	1.43	1.44	1.45	1.45	1.46	1.46	1.47	1.47	1.47	1.47
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.43	1.44	1.45	1.45	1.46	1.46	1.47	1.47	1.47	1.47
Oper Exp Coverage Ratio	1.59	1.58	1.56	1.55	1.54	1.52	1.51	1.50	1.48	1.47
Mortgage A Balance	4,952,582	4,903,060	4,851,340	4,797,325	4,740,913	4,681,998	4,620,467	4,556,207	4,489,094	4,419,004
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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:	-0.74%
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	1,307,785	1,333,940	1,360,619	1,387,832	1,415,588	1,443,900	1,472,778	1,502,234	1,532,278	1,562,924
Ancillary Income	26,156	26,679	27,212	27,757	28,312	28,878	29,456	30,045	30,646	31,258
Vacancy	(93,376)	(95,243)	(97,148)	(99,091)	(101,073)	(103,094)	(105,156)	(107,259)	(109,405)	(111,593)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(740,767)	(762,990)	(785,879)	(809,456)	(833,739)	(858,752)	(884,514)	(911,050)	(938,381)	(966,533)
Property Mgmt	(74,434)	(75,923)	(77,441)	(78,990)	(80,570)	(82,181)	(83,825)	(85,501)	(87,211)	(88,955)
Reserves	(36,286)	(37,374)	(38,496)	(39,650)	(40,840)	(42,065)	(43,327)	(44,627)	(45,966)	(47,345)
NOI	389,078	389,089	388,867	388,401	387,678	386,686	385,411	383,841	381,961	379,757
Mortgage A	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)
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	115,019	114,727	114,194	113,407	112,353	122,706	121,431	119,861	117,982	115,778
DCR Mortgage A	1.47	1.47	1.47	1.47	1.47	1.46	1.46	1.45	1.45	1.44
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.47	1.47	1.47	1.47	1.47	1.46	1.46	1.45	1.45	1.44
Oper Exp Coverage Ratio	1.46	1.44	1.43	1.42	1.41	1.39	1.38	1.37	1.36	1.34
Mortgage A Balance	4,345,802	4,269,353	4,189,510	4,106,125	4,019,039	3,928,088	3,833,101	3,733,898	3,630,294	3,522,091
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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:	-0.74%
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	1,594,182	1,626,066	1,658,587	1,691,759	1,725,594	1,760,106	1,795,308	1,831,214	1,867,839	1,905,195
Ancillary Income	31,884	32,521	33,172	33,835	34,512	35,202	35,906	36,624	37,357	38,104
Vacancy	(113,825)	(116,101)	(118,423)	(120,792)	(123,207)	(125,672)	(128,185)	(130,749)	(133,364)	(136,031)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(995,529)	(1,025,394)	(1,056,156)	(1,087,841)	(1,120,476)	(1,154,090)	(1,188,713)	(1,224,374)	(1,261,106)	(1,298,939)
Property Mgmt	(90,734)	(92,549)	(94,400)	(96,288)	(98,214)	(100,178)	(102,182)	(104,225)	(106,310)	(108,436)
Reserves	(48,765)	(50,228)	(51,735)	(53,287)	(54,885)	(56,532)	(58,228)	(59,975)	(61,774)	(63,627)
NOI	377,214	374,315	371,045	367,387	363,323	358,836	353,906	348,516	342,642	336,266
Mortgage A	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	113,234	110,335	107,065	103,407	99,343	94,856	89,926	84,536	78,662	72,286
DCR Mortgage A	1.43	1.42	1.41	1.39	1.38	1.36	1.34	1.32	1.30	1.27
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.43	1.42	1.41	1.39	1.38	1.36	1.34	1.32	1.30	1.27
Oper Exp Coverage Ratio	1.33	1.32	1.31	1.30	1.29	1.27	1.26	1.25	1.24	1.23
Mortgage A Balance	3,409,087	3,291,068	3,167,811	3,039,085	2,904,646	2,764,241	2,617,605	2,464,461	2,304,522	2,137,485
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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:	-0.74%
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	1,943,299	1,982,165	2,021,809	2,062,245	2,103,490
Ancillary Income	38,866	39,643	40,436	41,245	42,070
Vacancy	(138,752)	(141,527)	(144,357)	(147,244)	(150,189)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,337,907)	(1,378,044)	(1,419,386)	(1,461,967)	(1,505,826)
Property Mgmt	(110,605)	(112,817)	(115,073)	(117,375)	(119,722)
Reserves	(65,536)	(67,502)	(69,527)	(71,613)	(73,761)
NOI	329,366	321,919	313,902	305,290	296,061
Mortgage A	(263,980)	(263,980)	(263,980)	(263,980)	(263,980)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	65,386	57,939	49,922	41,310	32,081
DCR Mortgage A	1.25	1.22	1.19	1.16	1.12
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.25	1.22	1.19	1.16	1.12
Oper Exp Coverage Ratio	1.22	1.21	1.20	1.18	1.17
Mortgage A Balance	1,963,034	1,780,843	1,590,565	1,391,844	1,184,304
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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:	-0.74%
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**

--	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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 meet the allowable cost limits. We have provided letters from SunTrust showing equity pricing at \$0.85 for Federal credits and \$0.55 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 are reasonable for a project of 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 90 units the deal negatively trends, therefore the DCR is where we need it to be so that we can be breakeven in year 30 and refinance. Rents meet LIHTC requirements and are supported by the market study.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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	
<b>Detached/Semi-Detached</b>			
Efficiency	0	139,407 x 0 units =	0
1 BR	1	182,430 x 0 units =	0
2 BR	2	221,255 x 0 units =	0
3 BR	3	270,488 x 0 units =	0
4 BR	4	318,270 x 0 units =	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>
<b>Row House</b>			
Efficiency	0	130,931 x 0 units =	0
1 BR	1	171,658 x 0 units =	0
2 BR	2	208,792 x 0 units =	0
3 BR	3	256,678 x 0 units =	0
4 BR	4	304,763 x 0 units =	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>
<b>Walkup</b>			
Efficiency	0	108,868 x 0 units =	0
1 BR	1	150,379 x 0 units =	0
2 BR	2	190,725 x 0 units =	0
3 BR	3	249,057 x 0 units =	0
4 BR	4	310,346 x 0 units =	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>
<b>Elevator</b>			
Efficiency	0	112,784 x 0 units =	0
1 BR	1	157,897 x 16 units =	2,526,352
2 BR	2	203,010 x 56 units =	11,368,560
3 BR	3	270,681 x 36 units =	9,744,516
4 BR	4	338,351 x 0 units =	0
<i>Subtotal</i>	<i>108</i>		<i>23,639,428</i>

Nbr Units	Unit Cost Limit total by Unit Type	
0	153,347 x 0 units =	0
0	200,673 x 0 units =	0
0	243,380 x 0 units =	0
0	297,536 x 0 units =	0
0	350,097 x 0 units =	0
<i>0</i>		<i>0</i>
0	144,024 x 0 units =	0
0	188,823 x 0 units =	0
0	229,671 x 0 units =	0
0	282,345 x 0 units =	0
0	335,239 x 0 units =	0
<i>0</i>		<i>0</i>
0	119,754 x 0 units =	0
0	165,416 x 0 units =	0
0	209,797 x 0 units =	0
0	273,962 x 0 units =	0
0	341,380 x 0 units =	0
<i>0</i>		<i>0</i>
0	124,062 x 0 units =	0
0	173,686 x 0 units =	0
0	223,311 x 0 units =	0
0	297,749 x 0 units =	0
0	372,186 x 0 units =	0
<i>0</i>		<i>0</i>

**Total Per Construction Type**

108 23,639,428

0 0

*Threshold Justification per Applicant*

*DCA's Comments:*

TDC are below allowable Cost Limits

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

We have elected family as tenancy characteristics

**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: **Monthly holiday events, annual back to school bash, monthly arts & crafts**
- 2) On-site enrichment classes Specify: **Daily referral and information services**
- 3) On-site health classes Specify: **Weekly/monthly health screenings, community garden classes, and monthly nutrition/healthy eating**
- 4) Other services approved by DCA Specify:

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

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

C. [ ]

*Threshold Justification per Applicant*

*DCA's Comments:*

We are committed to provide the services described above

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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.

Pass?	
A.	Novogradac and Company
B.	6 - 7 months
C.	97.30%
D.	2.40%

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.	
----	--

*Threshold Justification per Applicant*

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 Columbia Fayetteville funded in 2014 or 2015. Note that project will include additional amenities beyond those listed in application.

*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: **Novogradac and Company**

Pass?	
A.	Yes
B.	Yes
1)	Yes
2)	No
3)	Yes
4)	
C.	No
D.	
1)	No
2)	No
3)	No

*Threshold Justification per Applicant*

The appraisal was prepared in conformance with the 2017 Appraisal Manual. The value of the land per the appraisal is significantly higher than the purchase price of the property. A copy of the appraisal is found in Tab 6

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

Glenwood Ave

D. Is the subject property located in a:

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

4) State Waters/Streams/Buffers and Setbacks area?

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

- 1) Lead-based paint? 

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

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

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

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

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

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

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

No	
----	--

- 9) Mold? 

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

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

No	
----	--

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

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

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

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

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

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

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

*Threshold Justification per Applicant*

The Phase I and Phase II Environmentals are in conformance with the 2017 DCA Environmental guidance, they are included in Tab 7

DCA's Comments:

A. <b>United Consulting</b>		
	B. <b>Yes</b>	
	C. <b>Yes</b>	
1) <b>Arpeggio Acoustic Consulting</b>		
	2) <b>53.4</b>	

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

No	
No	
No	
No	

No	
No	
No	
No	

No	
No	
No	


H.	<b>&lt;&lt;Select&gt;&gt;</b>	<b>&lt;&lt;Select&gt;&gt;</b>
----	-------------------------------	-------------------------------

I.		
J.		

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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: 9/30/18
- B. Form of site control: B. **Contract/Option**
- C. Name of Entity with site control: C. **Columbia Fayetteville, L.P.**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

*Threshold Justification per Applicant*

The purchase sale agreement is included in Tab 8 of the application, this documents conforms with all 2017 QAP threshold requirements. This PSA also includes an easement for the sidewalks that shall provide pedestrian access from the Premises to Glenwood Avenue, a public Right-of-Way. The easement also allows for right of access for constructing sidewalk improvements.

*DCA's Comments:*

**9 SITE ACCESS**

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

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

*Threshold Justification per Applicant*

The site is accessed via Fayetteville Rd, which is a legally accessible paved road, a drawing showing the entrance to the site 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>N/Ap</b>
D.	<b>Yes</b>
E.	<b>Yes</b>

*Threshold Justification per Applicant*

We have included a zoning confirmation letter from the City of Atlanta which references the parcel number for our site, attached to a letter is a zoning map showing the parcel number along with the address and location of our site. Our site plan conforms with all zoning requirements. Note that required rear yard setback of 30' can be reduced to 25' as long as planting and/or screening is provided. We will have the necessary screening. The documents along with the zoning ordinance can be found in Tab 10.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

<<Enter Provider Name Here>>
Georgia Power

Pass?	
1)	
2)	Yes

*Threshold Justification per Applicant*

We have included a electricity availability letter under Tab 11

*DCA's Comments:*

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

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

Pass?	
A1)	No
B1)	Yes
2)	Yes

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

- 1) Public water
- 2) Public sewer

City of Atlanta
DeKalb County

*Threshold Justification per Applicant*

The site was recently annexed to City of Atlanta, the sewer lines are DeKalb County sewer lines and water is coming from City of Atlanta. We have included both letters in Tab 12

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

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

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

A1)	Building	
A2)	Gazebo	If "Other", explain here
A3)	On-site laundry	

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

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Wellness Center		
2) Fenced Community Gardens		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3)		
4)		

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

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

Pass?	
A.	Agree
B.	Agree
C.	Agree
1)	Yes
2)	Yes
3)	Yes
4)	Yes
5)	Yes
6a)	Yes
6b)	
D.	
1)	
2)	
3a)	
3b)	

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

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

*Threshold Justification per Applicant*

We have agreed to provide all required and additional amenities stated above. We have included a site plan in Tab 15 that includes all of these amenities.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

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

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

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

Pass?

*Threshold Justification per Applicant*

not applicable

*DCA's Comments:*

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

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

Pass?

A.	Yes	
B.	Yes	
C.	Yes	
D.	Yes	

*Threshold Justification per Applicant*

The Conceptual Site Development Plan meets all DCA requirements. Vicinity and location maps show geo coordinates and entire municipality. Site pictures are in color, numbered, dated and include descriptions. All pictures keyed to site plan. Aerial included. 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 all building sustainability requirements per the 2017 QAP

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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	6	6	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	3	3	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?	3	3	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).	<b>Yes</b>	
2)	<b>Yes</b>	
3)	<b>No</b>	
4)	<b>Yes</b>	
B1)a.	<b>Yes</b>	
b.	<b>Yes</b>	
2)	<b>Yes</b>	
C.	<b>Yes</b>	
C1).	<b>Yes</b>	
2).	<b>Yes</b>	
3).	<b>Yes</b>	
4).	<b>Yes</b>	

*Threshold Justification per Applicant*

**We agree to meet all accessibility requirements per the 2017 QAP and 2017 Architectural and Accessibility Manuals listed above**

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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)

*Threshold Justification per Applicant*

We agree to meet all Architectural and Design Quality standards on the 2017 Architectural Standards 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*

Columbia Residential and East Lake Housing Corporation have partnered and meet the Qualification determination, this is included in 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*

Compliance History summary was submitted at pre-application.

*DCA's Comments:*

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

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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:  Name of CHDO Managing GP:
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B.
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C.
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:

Pass?


*Threshold Justification per Applicant*

not applicable

*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 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

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

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

<b>Pass?</b>	
A.	
B1)	
2)	
3)	
C.	

*Threshold Justification per Applicant*

not applicable

*DCA's Comments:*

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

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

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

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

*Threshold Justification per Applicant*

We agree to all requirements of AFFH

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

This is a brownfield site the requires cleaning. We are also utilizing HUD leveraging and are achieving the optimal utilization of resources.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>71</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.		<b>0</b>
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.

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

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	71	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: **108**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
24	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
22.22%	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 the pedestrian site entrance to the site. All desirable activities will be accessible through paved sidewalks. Columbia Fayetteville, L.P. has been granted an easement for the construction and access to the portion of sidewalk at the NE corner of the site. Construction of the sidewalk will be completed prior to the buildings being placed in service. All documentation is included under Tab 26. Therefore we are entitled to 13 points for this section. There are no undesirable activities that impact the site.

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>3</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	71	20

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

The pedestrian entrance to the site is located 0.15 miles from the bus stop. The service is accessible to tenants by paved sidewalks. A small portion of the pathway does not have sidewalks but the owner has been given rights to construct and access the sidewalks, information on timeline, funds and easement ownership is included in Tab 26 Desirable Activities. Construction of the sidewalk will be completed prior to the buildings being placed in service. Transit Stop documentation is included in Tab 27. We are entitled to 3 points

DCA's Comments:

--	--	--	--

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2

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

Georgia Department of Natural Resources

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

United Consulting

Yes/No Yes/No

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

Yes

DCA's Comments:

--	--	--	--

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

10 Pts > Min In EF Green Communities

3

3 0

**Competitive Pool chosen:**

Flexible

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

Date of Course

2/14/17

Betty Gomez

columbia Residential

Yes

Date of Course

<<Enter Participant's Name here>>

<<Enter Participant's Company Name here>>

<<Enter Participant's Company Name here>>

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

Yes

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

Date of Audit

Date of Report

N/a

**A. Sustainable Communities Certification**

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

2

Yes/No Yes/No

**1. EarthCraft Communities**

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

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

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

N/a

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>TOTALS:</b>	<b>92</b>	<b>71 20</b>

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

**Commitments for Building Certification:**

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

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

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

**C. Exceptional Sustainable Building Certification**

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

1	B.	N/a	
3	C.	Yes/No	Yes/No

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

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

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

*Scoring Justification per Applicant*

We're going for Exceptional Sustainable Building Certification using Enterprise Green Communities with an additional 10 points over minimum required for certification. 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**

& Competitive Pool chosen: **Flexible**

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

- Less than  below Poverty level (see Income) Actual Percent
- Designated Middle or Upper Income level (see Demographics) Designation:
- (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

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

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

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: Per Applicant  Per DCA

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

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

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>TOTALS:</b>	<b>71</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>0</b>
	No	
	N/a	
	N/a	

**8. TRANSFORMATIONAL COMMUNITIES (choose A or B)**

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b) Includes public input and engagement during the planning stages?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e) Discusses resources that will be utilized to implement the plan?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f) Is included in full in the appropriate tab of the application binder?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	

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

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

--

**A. Community Revitalization**

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

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

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

2 A. 

--	--

  
 Yes/No Yes/No

i.)		
ii.)		

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **Yes** Census Tract Number: **237.00** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>TOTALS:</b>	<b>92</b>	<b>71</b>	<b>20</b>

**OR**

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name		Direct Line		Email	

**2. Quality Transformation Plan**

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

4 2.

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

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

i. Transformation Partner 1	<Select Transformation Partner type>		Date of Public Meeting 1 between Partners		
Org Name			Date(s) of publication of meeting notice		
Website			Publication(s)		
Contact Name		Direct Line		Social Media	
Email				Mtg Locatn	
Role			Which Partners were present at Public Mtg 1 between Partners?		

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>TOTALS:</b>	<b>92</b>	<b>71 20</b>

ii. Transformation Partner 2		<Select Transformation Prtnr type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name				Date(s) of publication of meeting notice	
Website				Publication(s)	
Contact Name	Direct Line			Social Media	
Email				Mtg Locatn	
Role				Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "i" or "ii" below for (b).				Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i.
or	Nbr of Respondents				
ii. Public Meetings					ii.
Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 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					

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>TOTALS: 92</b>	<b>71</b>	<b>20</b>

Solution and Who Implements

--

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance			<b>Family</b>	4	
Source		Bank Name		1	1.
Contact	Direct Line	Account Name		Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.	
Email		Bank Website			
Bank Contact	Direct Line	Contact Email			
Description of Use of Funds					

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.	
--	--

**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	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?	2.	

**3. Third-Party Capital Investment**

Unrelated Third-Party Name		Competitive Pool chosen: <b>Flexible</b>	2	
Unrelated Third-Party Type	<Select unrelated 3rd party type>	Improvement Completion Date	3.	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?				
Distance from proposed project site in miles, rounded up to the next tenth of a mile				

Description of Investment or Funding Mechanism	
Description of Investment's Furtherance of Plan	
Description of how the investment will serve the tenant base for the proposed development	

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC): 18,781,400
---	---------	---------	--

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
10	<b>10</b>	
1.	N/a	
2.	Yes	

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

We are entitled to 10 points under this section. We are the one project selected to be a Purpose Built Community. We have included a letter from Purpose Built Communities in Tab 31 outlining how this project furthers Purpose Built Communities' mission.

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

3	0
---	---

Competitive Pool chosen: **Flexible**

**A. Phased Developments**

Phased Development?

**No**

**0**

3

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.	3	0
----	---	---

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

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

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

(choose 1 or 3)

4

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

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

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

(additional point)

3  
1  
2

1.		
2.		
3.		

Scoring Justification per Applicant

The latest property in the 1 mile radius to have received an allocation is Columbia Mill DCA #2011-031, it was awarded credits in the 2011 Funding Cycle. We are entitled to 3 points.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>TOTALS:</b>	<b>92</b>	<b>71</b>
	<b>2</b>	<b>20</b>
	<b>2</b>	<b>0</b>
	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 1.5%, 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:

	<b>1</b>	<b>0</b>
A.	1	
	Yes	
B.		

**12. EXCEPTIONAL NON-PROFIT**

0

3

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	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	<b>108</b>
------------	------------

MGP	Columbia Fayetteville Partners, LLC	0.0100%	James S. Grauley	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	East Lake Housing Corporation	0.0000%	Brian Williams
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 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	71	20
	2	0	0
	1		

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

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

**B. Designated Military Zones**

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

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

City: **Atlanta** County: **DeKalb** QCT? **Yes** Census Tract #: **237.00**

Scoring Justification per Applicant

DCA's Comments:

B.		
----	--	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

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

Indicate that the following criteria are met:

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

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	5,000,000
<b>Total</b>	<b>5,000,000</b>

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

Total Qualifying Sources (TQS):

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

18,781,400
<b>26.6221%</b>

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

We received and HUD 221(d)4 commitment from Prudential for \$5,000,000, this amount exceeds the 15% required to claim 4 points. We also have included a letter from HUD. See tab 36 for documentation

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb County**

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

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

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

Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>71</b>
	<b>3</b>	<b>20</b>

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

Ranking Pts	Value	Range	Ranking Pts
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 5		6.
<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?
2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction for all PRA units?
3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?
4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?

10% of Total Units (max):  
Total Low Income Units  
Min 1 BR LI Units required  
1 BR LI Units Proposed

11
75
8
11

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

**B. Target Population Preference**

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?  
Name of Public Housing Authority providing PBRA:  PBRA Expiration:
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units:  0.0%

Scoring Justification per Applicant

We agree to accept 811 PBRA or other DCA rental assistance for up to 8 units; we are entitled to 2 points.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

**A. Historic and Adaptive Reuse**

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

Historic Credit Equity:  
Historic adaptive reuse units:  
Total Units  
% of Total

0
0
108
0.00%

2	0	0
2		
A.		

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

**B. Historic**

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

Nbr Historic units:  
Total Units  
% of Total

0
108
0.00%

1		
B.		

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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.

TOTALS:	Score Value	Self Score	DCA Score
	92	71	20
	3	3	0

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

Columbia Fayetteville is partnering with the East Lake Foundation and the East Lake YMCA to provide monthly on-site health screenings and participation in the existing East Lake Healthy Connections program. An extensive health scan was conducted by our partners that inventoried existing health services to identify gaps in health services. In addition, Columbia Fayetteville worked with the Georgia Health Policy Center to supplement this health scan. All of this research led to the development of programs which help families secure insurance, provide education on effective use of health care services, make health screenings readily available to residents, provide necessary immunizations, education on managing chronic disease through group education and individual support, and other programs tailored to residents' needs. See Tab 40 for more detailed information.

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

3      

3	0
---	---

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

Agree	
Yes	
Yes	

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

Occurrence      Cost to Resident

a) Diabetic Screenings, including blood pressure checks	monthly	0
b) education program to address chronic disease management	monthly	0
c) n/a		
d) n/a		

**B. Healthy Eating Initiative**

2      

0	0
---	---

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

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

2.	

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

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>TOTALS:</b>	<b>71</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*

We have included a Letter of Intent from the East Lake Foundation. They will be providing monthly health screenings for our residents in our on site Wellness Center. The screenings will be free of charge to the residents. All documentation is included in Tab 40. We are entitled to 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>
Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Atlanta Public Schools

Family

Yes	
-----	--

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	Charles R. Drew	pk-5	Yes		85.80	82.50	80.80	83.03	Yes
b) Middle/Junior High	Charles R. Drew	6-9	Yes		85.60	75.50	65.30	75.47	Yes
c) High	Charles R. Drew	9-12	Yes		83.00	72.40	79.70	78.37	Yes
d) Primary/Elementary	Charles R. Drew	pk-5	Yes						
e) Middle/Junior High	Charles R. Drew	6-9	Yes						
f) High	Charles R. Drew	9-12	Yes						

*Scoring Justification per Applicant*

Columbia Fayetteville will become part of the Villages of East Lake and children living at the property will be able to participate in Purpose Built Communities cradle-to-college educational programs. The letter from Cynthia J. Kuhlman, Board Chair of Charles R. Drew Charter School explains that the Columbia Fayetteville site was incorporated into the City of Atlanta for the sole purpose of allowing children at the property to attend Drew. This will help Drew achieve its goal of 65% of students who qualify for free and reduced lunches. We have included the City of Atlanta's map of the Villages of East Lake; this represents the school's primary attendance zone as outlined in the letter and attachments. When credits are awarded, the map will be amended to include Columbia Fayetteville as Phase III of the Villages of East Lake. As evidenced by CCRPI scores, all grade levels (elementary, middle and high schools) meet the criteria for Quality Education. The school serves students from pre-k through 12th grade, with the first high school graduation this year. All information necessary to receive the 3 pts. is contained in Tab 41.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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.

**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>71 20</b>
	<b>2</b>	<b>0 0</b>

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

[Light blue bar]

DCA's Comments:

[Light yellow bar]

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

Scoring Justification per Applicant

All information on compliance was submitted at pre-application and there are no issues of non-compliance.

DCA's Comments:

[Light yellow bar]

<b>TOTAL POSSIBLE SCORE</b>	<b>92</b>	<b>71</b>	<b>20</b>
EXCEPTIONAL NONPROFIT POINTS			0
INNOVATIVE PROJECT CONCEPT POINTS			0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS** 20

**PART NINE - SCORING CRITERIA - 2017-0 Columbia Fayetteville Apartments, Atlanta, DeKalb 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>TOTALS:</b>	<b>92</b>	<b>71</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;
- 5. This is a brownfield site that has been enrolled in the Georgia Brownfield Program. The cost for remediation is included in our Environmental line. All necessary documentation is included in Tab 28 - 2 points;
- 11. Extended Affordability Commitment - we are extending the affordability period 5 years beyond the 15 year compliance period - 1 point;
- 16. Innovative Project - the Purpose Built Communities model being used at Columbia Fayetteville has transformed the East Lake community by focusing on excellence in education. The program developed here serves as an innovative approach to combatting poverty and increasing achievement. We feel that we qualify for these points;

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

Columbia Fayetteville Apartments

Atlanta, DeKalb 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**

Columbia Fayetteville Apartments

Atlanta, DeKalb County

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

Columbia Fayetteville Apartments

Atlanta, DeKalb County

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



## Scoring Section 16 - Innovative Project Concept Narrative

### Columbia Fayetteville Apartments

#### Atlanta, DeKalb County

The Columbia Fayetteville project is being developed as a Phase III of the Villages of East Lake and as such will become part of the primary attendance zone for the Drew Charter School. This partnership will provide the residents of Columbia Fayetteville with access to a top-tier education that would otherwise not be available for these low-income students. This partnership with Drew Charter School and Purpose Built Communities is an innovative solution to the problem of access, a core barrier to quality education for low-income students.

Drew Charter School was founded as the first charter school in the City of Atlanta to specifically address the barriers to a high quality education faced by residents at the Villages of East Lake, to develop a unique curriculum, and to leverage private foundation funds to help break the intergenerational cycle of poverty. Drew Charter is unique in Georgia, as few charter schools have a primary attendance zone comprised of a mixed-income community, but its overall design and its partnership with Columbia Fayetteville are replicable solutions for providing low-income households with access to high-quality education. This model (the Purpose Built Communities model)

Traditional public schools in low-income areas are often faced with a more challenging student population, which higher levels of behavior problems and more remedial educational needs than an average student body. These needs typically require greater resources than local school districts have available. Because of these challenges, high performing school districts can create price premiums for housing. Low-income households therefore cannot afford to live in higher-performing districts of in systems with more resources. Even when families may find affordable housing in high-income school districts, these schools are not typically equipped with targeted programs to help address the additional need low-income students have.

Drew Charter School solves this local-access problem through three key features:

- **Leveraging Public-Private Funds:** Drew receives funding from the Atlanta Board of Education because it is a public charter school. However, as a distinct non-profit entity, it also receives additional financing through its own fundraising and from the East Lake Foundation. This philanthropic partnership allows Drew to direct far greater resources to its low-income population than a traditional public school could. This partnership also requires no operating funds from Columbia Fayetteville.
- **Unique Curriculum:** Drew utilizes a unique STEAM (Science, Technology, Engineering, Arts, and Mathematics) curriculum and an integrated before and after school enrichment program. Drew's status as a charter school allows it to create a curriculum to be responsive to the specific needs of its community, and its cradle-to-college enrichment programs ensure that low-income students who need additional resources receive them.
- **Mixed-Income and Mission Driven:** Drew Charter is both a neighborhood school and a mixed-income school. This dual mission means that Drew proactively seeks to maintain at least a 65% free-and-reduced-lunch population, but also seeks to ensure that its population comes from the surrounding community. The preferred enrollment component of Drew Charter's relationship with the Columbia Fayetteville project is an important part of maintaining the school's mission to serve low-income students as the East Lake and Kirkwood neighborhoods have improved.

These three features collectively provide a sustainable vision for providing low-income children with a high quality education in a unique way that is replicable throughout Georgia. As a result of this partnership, we expect households at Columbia Fayetteville to achieve at a similar level as existing Drew Charter school students. Historically, this means that free and reduced lunch students at Drew Charter meet or exceed CRCT standards at a similar rate as non-free and reduced lunch students in APS or Georgia. Columbia Fayetteville and Drew Charter will work to provide top-line educational outcome reporting to the state as part of this program.



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]