

**Project Narrative**  
Scott Boulevard Senior Residences  
Decatur, DeKalb County

Scott Boulevard Senior Residences, is a proposed development encompassing 90-units of senior housing apartments located at 1665 Scott Boulevard, in North Decatur in DeKalb County, Georgia 30033 on 0.92 acres. The site is located at the convergence of two major thoroughfares, Scott Boulevard and North Decatur Road in Decatur, one of Atlanta's premier in-town residential districts.

The new development will provide 90 one-bedroom/one-bath units contained in a 5 story apartment building with brick and siding. Each senior one-bedroom/one-bath unit will provide an average of 700 square feet. The property will include a fitness center, park, business center, movie theatre, community room with kitchen, art and crafts room, central laundry facility and elevators. The apartments will include HVAC systems, EnergyStar refrigerators/dishwashers, stoves w/range cook tops, and fire suppression canisters installed above range cook.

The proposed senior housing project will be included in a massive mixed-use development entitled Decatur Crossing. The Master planned site is approximately 26-acres nestled in unincorporated Decatur of DeKalb County, Georgia. The project began in 2015 with the development of a 240-unit market rate, multifamily development. The second Phase incorporates a 450-unit market rate, multifamily building as well as 82,000 square feet grocer (Sprouts Farmers Market). Phase III of the development (currently under construction) will add a five-story, 262-unit market rate, multifamily building with parking, an 100,000 square-foot self-storage facility with a conference center, a 4,600 square-foot fast food retailer (Chick-fil-a), and a 20,000 square-foot traditional grocer (Aldi's). Upon completion Decatur Crossing, will house more than 950 market rate apartment units, 90 senior housing units (Scott Boulevard Senior Residences) with set asides for affordable housing, and 100,000 square feet of retail, including a bank, restaurants, two grocery stores, and retail shops with national retailers including Sprouts Farmer's Market, Dunkin Donuts, Aldi's, Great Clips, Verizon Wireless, Chick-fil-A, and Zoe's Kitchen. The master development has already been approved as a Development of Regional Impact (DRI). It is a brownfield site.

Tapestry Development Group will be the non-profit sponsor and co-developer for this project. Its affiliate, Tapestry Scott Senior, LLC will own 51% of the General Partner. Jonathan Toppen is the managing principal of Tapestry Development Group, which is the Certifying Principal of Tapestry Scott Senior, LLC.

New Columbia Residential, LLC will own 49% of the General Partner. James S. Grauley is the Certifying Principal for New Columbia Residential, LLC. He and Noel Khalil, each own 50% of this entity. James Grauley is also the President of the co-developer, New Affordable Housing Partners, LLC, which he and Noel Khalil also each own 50% of the entity.

**PART ONE - PROJECT INFORMATION - 2017-0 Scott Boulevard Senior Residences, Decatur, 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-###			PA17-059
						No

Have any changes occurred in the project since pre-application?

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

Project Name previously used: Scott Boulevard Senior Residences DCA Project Nbr previously assigned: 2016-018

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

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

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

**IV. PROJECT LOCATION**

Project Name	Scott Boulevard Senior Residences		Phased Project?	No	
Site Street Address (if known)	1665 Scott Blvd		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *			Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 33.795571	Longitude: -84.285354	Acreage	1.3830	
City	Decatur		9-digit Zip**	30033-5604	
Site is predominantly located:	In Unincorporated County	County	DeKalb		Census Tract Number
In USDA Rural Area?	No	In DCA Rural County?	No		223.01
	Overall: Urban		QCT?	No	DDA? No
			HUD SA:	MSA Atlanta-Sandy Springs-Ma	

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

Congressional	State Senate	State House
4	42	84

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

Political Jurisdiction	DeKalb County		Website	www.dekalbcountyga.gov	
Name of Chief Elected Official	Michael Thurmond	Title	CEO		
Address	1300 Commerce Drive, 6th Floor		City	Decatur	
Zip+4	30030-3222	Phone	(404) 371-2881		
			Email	ceoMichaelThurmond@dekalbcountyga.gov	

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	90	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

**PART ONE - PROJECT INFORMATION - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

**B. Mixed Use** No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	72	0
Number of 50% Units	18	0
Number of 60% Units	54	0
Number of Unrestricted (Market) Units	18	
Total Residential Units	90	
Common Space Units	0	
Total Units	90	

**E. Buildings**

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

**F. Total Residential Parking Spaces** 55

**D. Unit Area**

Total Low Income Residential Unit Square Footage	50,400
Total Unrestricted (Market) Residential Unit Square Footage	12,600
Total Residential Unit Square Footage	63,000
Total Common Space Unit Square Footage	0
Total Square Footage from Units	63,000
Total Common Area Square Footage from Nonresidential areas	5,000
Total Square Footage	68,000

**VI. TENANCY CHARACTERISTICS**

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

**B. Mobility Impaired**

Nbr of Units Equipped:	5
Roll-In Showers	2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	2
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(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)

If Other, specify: We are using FHA definition of senior w

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP		Other	
% of Total Units		5.6%	Required:	5%
% of Units for the Mobility-Impaired		40.0%	Required:	40%
% of Total Units		2.2%	Required:	2%

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election** 40% of Units at 60% of AMI

**B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)** 20% of HOME-Assisted Units at 50% of AMI

**VIII. SET ASIDES**

**A. LIHTC:** Nonprofit Yes

**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 Scott Boulevard Senior Residences, Decatur, 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 Housing	Columbia Fayetteville	Direct	7		
Tapestry Development Group	Scott Boulevard Senior Residences	Direct	8		
3			9		
4			10		
5			11		
6			12		

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

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

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-0 Scott Boulevard Senior Residences, Decatur, 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:		% of Total Residential Units: 0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA: <input type="text"/>	Households on Waiting List: <input type="text"/> % of Total Residential Units: 0%
Local PHA	<input type="text"/>	
Street Address	<input type="text"/>	
City	<input type="text"/>	Zip+4 <input type="text"/>
Area Code / Phone	<input type="text"/>	Email <input type="text"/>
Contact	<input type="text"/>	
Direct line	<input type="text"/>	
Cellular	<input type="text"/>	

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

<input type="text"/>	If yes, expiration year: <input type="text"/>	Nbr yrs to forgo cancellation option: <input type="text"/>
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**New properties: to exercise an Extension of Cancellation Option?**

<input type="text" value="Yes"/>	If yes, expiration year: <input type="text" value="2039"/>	Nbr yrs to forgo cancellation option: <input type="text" value="5"/>
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**C. Is there a Tenant Ownership Plan?**

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

If Yes ----->:

Total Existing Units	<input type="text"/>
Number Occupied	<input type="text"/>
% Existing Occupied	<input type="text"/>

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

Amenities?	<input type="text"/>	Qualification Determination?	<input type="text" value="Yes"/>
Architectural Standards?	<input type="text"/>	Payment and Performance Bond (HOME only)?	<input type="text"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	<input type="text"/>	Other (specify): <input type="text" value="Cost Waiver"/>	<input type="text" value="Yes"/>
HOME Consent?	<input type="text"/>	State Basis Boost (extraordinary circumstances)	<input type="text"/>
Operating Expense?	<input type="text"/>	If Yes, new Limit is ----->:	<input type="text"/>
Credit Award Limitation (extraordinary circumstances)?	<input type="text"/>	If Yes, new Limit is ----->:	<input type="text"/>

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

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	<input type="text" value="December 30, 2019"/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>1. Our Tenancy is "Other" as we will be using FHA financing for this project (221(d)4). We are required to use the FHA definition of a senior project that only requires the head of household to be 62 years of age or older. However when I select "Other" the scoring section for Quality Education Areas will not allow me to take the full 2 points, so we had to select Elderly in order to claim the points</p> <p>2. Columbia Residential received a Waiver of project cap limitations for Scott Blvd Senior Residences, see waiver under Tab 19</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

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

Scott Boulevard Senior, L.P.				Name of Principal		Jonathan R. Toppen	
321 W. Hill St. Suite 2				Title of Principal		Manager	
Decatur		Fed Tax ID:		Direct line		(404) 419-1432	
GA	Zip+4	30030-4362	Org Type:	For Profit	Cellular		(404) 783-8060
				E-mail		jontoppen@tapestrydevelopment.org	

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Tapestry Scott Senior, LLC				Name of Principal		Jonathan R. Toppen	
321 W. Hill St. Suite 2				Title of Principal		Manager	
Decatur		Website		Direct line		(404) 997-6788	
GA	Zip+4	30030-4362	E-mail	Cellular		(678) 386-1118	
				E-mail		jontoppen@tapestrydevelopment.org	

**b. Other General Partner**

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

New Columbia Residential				Name of Principal		James S. Grauley	
1718 Peachtree St, NW, Suite 684				Title of Principal		President	
Atlanta		Website		Direct line		(404) 419-1432	
GA	Zip+4	30309-2496	E-mail	Cellular		(404) 783-8060	
				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		E-mail	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	E-mail	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	E-mail	Cellular			
				E-mail		brian.womble@suntrust.com	

**3. NONPROFIT SPONSOR**

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

Tapestry Development Group, Inc.				Name of Principal		Jonathan R. Toppen	
321 W. Hill St. Suite 2				Title of Principal		Managing Principal	
Decatur		Website		Direct line		(404) 997-6788	
GA	Zip+4	30030-4362	E-mail	Cellular		(678) 386-1118	
				E-mail		jontoppen@tapestrydevelopment.org	

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Tapestry Development Group, Inc				Name of Principal	Jonathan R. Toppen
321 W. Hill St. Suite 2				Title of Principal	Managing Principal
Decatur		Website	www.tapestrydevelopment.org	Direct line	(404) 997-6788
GA		Zip+4	30030-4362	Cellular	(678) 386-1118
		E-mail	jontoppen@tapestrydevelopment.org		

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

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

**C. MANAGEMENT COMPANY**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

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

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

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

<b>A. LAND SELLER</b> (If applicable)	Scott Boulevard Mixed Use, LLC	Principal	Heather Correa	10-Digit Phone / Ext.	4049071709
Office Street Address	3575 Piedmont Rd, NE, Suite 800			City	Atlanta
State	GA	Zip+4	30305-1623	E-mail	heather.correa@fuquadev.com

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?		
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?		

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8. Other

Yes	Noel F. Khalil and Jim Grauley are 50/50 owners of New Columbia Residential, LLC, New Affordable Housing Partners, LLC, and New Columbia Residential Property Management, LLC; they are the co-general partner, co-developer and manager entities of this development. Tapestry Development Group, Inc. is an affiliate of the co-general partners and the development entity.
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	Nonprofit	0.0051%	No	
Other Genrl Prtnr 1	No	No	For Profit	0.0049%	No	
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	Nonprofit		No	
Co-Developer 1	No	No	For Profit		No	
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit		No	
Managemen t Company	No	No	For Profit		No	
				Total	100.0000%	

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART THREE - SOURCES OF FUNDS - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

<input type="checkbox"/>	Yes	Tax Credits	<input type="checkbox"/>	FHA Risk Share	<input type="checkbox"/>	Georgia TCAP *
<input type="checkbox"/>		Historic Rehab Credits	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	USDA 515
<input type="checkbox"/>		Tax Exempt Bonds: \$	<input type="checkbox"/>		<input type="checkbox"/>	USDA 538
<input type="checkbox"/>		Taxable Bonds	<input type="checkbox"/>		<input type="checkbox"/>	USDA PBRA
<input type="checkbox"/>		CDBG	<input type="checkbox"/>		<input type="checkbox"/>	Section 8 PBRA
<input type="checkbox"/>		HUD 811 Rental Assistance Demonstration (RAD)	<input type="checkbox"/>		<input type="checkbox"/>	Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
<input type="checkbox"/>		DCA HOME * -- Amt \$	<input type="checkbox"/>		<input type="checkbox"/>	National Housing Trust Fund
<input type="checkbox"/>		Other HOME * -- Amt \$	<input type="checkbox"/>		<input type="checkbox"/>	Other <b>Type</b> of Funding - describe <i>type/program</i> here
<input type="checkbox"/>		Other HOME - Source	<input type="checkbox"/>		<input type="checkbox"/>	Specify <b>Administrator</b> of Other Funding Type here
			<input type="checkbox"/>			

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Bellwether Enterprise FHA 221(d)4	2,380,700	4.500%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	SunTrust Community Capital	6,543,600		
State Housing Credit Equity	SunTrust Community Capital	4,206,600		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>13,130,900</b>		
Total Construction Period Costs from Development Budget:		<b>13,130,900</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-0 Scott Boulevard Senior Residences, Decatur, 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)	Bellwether Enterprise FHA 221(d)4	2,380,700	4.500%	40	40	128,433	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 13.36%	TDG/New Affordable Housing Partners	231,066	0.000%	12	12		Cash Flow

Total Cash Flow for Years 1 - 15: 1,282,170  
 DDF Percent of Cash Flow (Yrs 1-15) 18.021% 18.021%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	SunTrust Community Capital	7,980,000				Equity Check 7,980,000	+ / - 0.00	TC Equity % of TDC
State Housing Credit Equity	SunTrust Community Capital	5,130,000				5,130,000	0.00	51%
Historic Credit Equity								33%
Invstmt Earnings: T-E Bonds								83%
Invstmt Earnings: Taxable Bonds								
Income from Operations								
Other:								
Other:								
Other:								
Total Permanent Financing:		15,721,766						
Total Development Costs from Development Budget:		15,721,766						
Surplus/(Shortage) of Permanent funds to development costs:		0						

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

--	--

**PART FOUR - USES OF FUNDS - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

**I. DEVELOPMENT BUDGET**

				<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				7,500	7,500				
Market Study				5,000	5,000				
Environmental Report(s)				40,000	40,000				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				7,000	7,000				
Zoning/Site Plan Fees				8,000	8,000				
Other:									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>77,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				900,000				900,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>900,000</b>	<b>-</b>	<b>-</b>	<b>900,000</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	249,954		345,687	310,599			35,088	
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>345,687</b>	<b>-</b>	<b>-</b>	<b>35,088</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				9,171,908	7,660,872			1,511,036	
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>9,171,908</b>	<b>-</b>	<b>-</b>	<b>1,511,036</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>12.237%</b>		499,154	499,154				
Builder Overhead	6.000%	571,056	5.245%	166,385	166,385				
General Requirements*	2.000%	190,352	1.748%	499,154	499,154				
	6.000%	571,056	5.245%						
*See QAP: General Requirements policy	<b>14.000%</b>	<b>1,332,463</b>		<b>Subtotal</b>	<b>1,164,693</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>		<b>Average TCHC:</b>		118,692.09 per Res'l unit	118,692.09 per unit	157.09 per total sq ft			
10,682,288.00				169.56 per Res'l unit SF	169.56 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency		4.68%		500,000	500,000				

**PART FOUR - USES OF FUNDS - 2017-0 Scott Boulevard Senior Residences, Decatur, 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	47,614	47,614			
Construction Loan Interest	80,356	67,058			13,298
Construction Legal Fees					
Construction Period Inspection Fees	20,000	20,000			
Construction Period Real Estate Tax	20,000	20,000			
Construction Insurance	20,000	20,000			
Title and Recording Fees	25,000	25,000			
Payment and Performance bonds	66,000	66,000			
Other: HUD FHA/MIP	11,904	11,904			
Other: HUD FHA/Exam Fee	7,142	7,142			
<b>Subtotal</b>	<b>298,016</b>	<b>284,718</b>	<b>-</b>	<b>-</b>	<b>13,298</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	170,000	170,000			
Architectural Fee - Supervision	41,457	41,457			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	35,750	35,750			
Accessibility Inspections and Plan Review	12,500	12,500			
Construction Materials Testing	40,000	40,000			
Engineering	60,000	60,000			
Real Estate Attorney	67,000	67,000			
Accounting	60,000	60,000			
As-Built Survey	5,000	5,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>511,707</b>	<b>511,707</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 2,178					
Building Permits	30,000	30,000			
Impact Fees	166,039	166,039			
Water Tap Fees waived? <input type="text" value="No"/>					
Sewer Tap Fees waived? <input type="text" value="No"/>					
<b>Subtotal</b>	<b>196,039</b>	<b>196,039</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	35,710				35,710
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>35,710</b>				<b>35,710</b>

**PART FOUR - USES OF FUNDS - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

		<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
			<b>DCA-RELATED COSTS</b>			
<b>DCA-RELATED COSTS</b>						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		2,500				2,500
LIHTC Allocation Processing Fee	76,000	76,000				76,000
LIHTC Compliance Monitoring Fee	72,000	72,000				72,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>160,000</b>				<b>160,000</b>
			<b>EQUITY COSTS</b>			
<b>EQUITY COSTS</b>						
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>-</b>				<b>-</b>
			<b>DEVELOPER'S FEE</b>			
<b>DEVELOPER'S FEE</b>						
Developer's Overhead	21.131%	365,350	365,350			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	78.869%	1,363,650	1,363,650			
	<b>Subtotal</b>	<b>1,729,000</b>	<b>1,729,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
			<b>START-UP AND RESERVES</b>			
<b>START-UP AND RESERVES</b>						
Marketing		12,000				12,000
Rent-Up Reserves	120,765	121,000				121,000
Operating Deficit Reserve:	305,746	306,000				306,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 2,139	192,506	192,506			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>631,506</b>	<b>192,506</b>	<b>-</b>	<b>-</b>	<b>439,000</b>
			<b>OTHER COSTS</b>			
<b>OTHER COSTS</b>						
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>15,721,766</b>	<b>12,627,634</b>	<b>-</b>	<b>-</b>	<b>3,094,132</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	174,686.29	<b>Square Foot:</b>	231.20		

**PART FOUR - USES OF FUNDS - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

**Subtractions From Eligible Basis**

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

**Eligible Basis Calculation**

Total Basis	12,627,634	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,627,634	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: State Boost	110.00%		
Adjusted Eligible Basis	13,890,397	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	80.00%	80.00%	80.00%
Qualified Basis	11,112,318	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,000,109	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>1,000,109</b>		

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

**Equity Gap Calculation**

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL. TDC exceeds QAP PCL	14,210,730	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig		
Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)	15,721,766						
Subtract Non-LIHTC (excluding deferred fee) Source of Funds	2,380,700						
Equity Gap	13,341,066						
Divide Equity Gap by 10	/ 10						
Annual Equity Required	1,334,107						
Enter Final Federal and State Equity Factors (not including GP contribution)	1.3800	=	Federal	0.8400	+	State	0.5400
<b>Total Gap Method Tax Credit Calculation</b>	<b>966,744</b>						
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:	950,000						
TAX CREDIT REQUEST - Cannot exceed Tax Credit Project Maximum, but may be lower:	950,000						
<b>IV. TAX CREDIT ALLOCATION - Lower of Tax Credit Request and Tax Credit Project Maximum</b>	<b>950,000</b>						

**PART FOUR - USES OF FUNDS - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

1. Inspection Fee includes \$11,904 HUD Inspection Fee  
2.. Lender counsel fees are included in the Construction Loan Fee (Financing Fee) and Permanent Loan Fee (Permanent Placing Fee)  
3. The detailed Impact Fee Calculation is included in Tab 1. Water and Sewer Tap fees are included in the Impact Fee Calculation  
4. Scott Boulevard Senior qualifies for the State Basis Boost. We have 6 points under the Stable Communities Scoring. We are requesting a 10% boost. We have deferred over 10% of our developer fee.

**PART FOUR (b) - OTHER COSTS - 2017-0 - Scott Boulevard Senior Residences - Decatur - 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**

0

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

HUD FHA/MP

FHA fees

Bellwether Commitment letter

Total Cost

Total Basis

HUD FHA/Exam Fee

FHA fees

Bellwether Commitment letter

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box for DCA-Related Costs]

Total Cost

**EQUITY COSTS**

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

[Empty description box for Equity Costs]

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 Scott Boulevard Senior Residences, Decatur, 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		
April 28, 2017	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			3.6				
Cooking	Electric	X			5				
Hot Water	Electric	X			5				
Air Conditioning	Electric	X			3.4				
Range/Microwave	Electric	X							
Refrigerator	Electric	X			5				
Other Electric	Electric	X			21.67				
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			62				
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>105.67</b>	<b>0</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

**DCA COMMENTS**





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

Row House  
Walkup  
Elevator

*Historic*  
*Historic*  
*Historic*  
*Historic*

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	90	0	0	0	0	90
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	37,800	0	0	0	37,800
0	12,600	0	0	0	12,600
0	50,400	0	0	0	50,400
0	12,600	0	0	0	12,600
0	63,000	0	0	0	63,000
0	0	0	0	0	0
0	63,000	0	0	0	63,000

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

Ancillary Income

15,476

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	100,000
Maintenance Salaries & Benefits	70,000
Support Services Salaries & Benefits	
Services Coordinator	17,179
<b>Subtotal</b>	<b>187,179</b>

**On-Site Office Costs**

Office Supplies & Postage	5,000
Telephone	8,000
Travel	
Leased Furniture / Equipment	5,000
Activities Supplies / Overhead Cost	10,000
<b>Subtotal</b>	<b>28,000</b>

**Maintenance Expenses**

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

**On-Site Security**

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

**Professional Services**

Legal	10,000
Accounting	10,000
Advertising	5,000
<b>Subtotal</b>	<b>25,000</b>

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

Electricity	14	15,000
Natural Gas	0	
Water&Swr	14	15,000
Trash Collection		10,000
Other (describe here)		
<b>Subtotal</b>		<b>40,000</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	67,397
Insurance**	29,443
Other (describe here)	
<b>Subtotal</b>	<b>96,840</b>

**Management Fee:**

	<b>44,041</b>
526.18	Average per unit per year
43.85	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **483,060**

Average per unit 5,367.33  
 Total OE Required 360,000

**Replacement Reserve (RR)** **22,500**

Proposed average RR/unit amount: 250

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	90 units x \$250 =	22,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>90</b>	<b>22,500</b>

**TOTAL ANNUAL EXPENSES** **505,560**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

\* Services Coordinator will be shared between several properties  
 \* See Insurance and Property Tax detailed calculations in Tab 1 - Feasibility

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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:	-1.02%
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	773,781	789,257	805,042	821,143	837,566	854,317	871,403	888,831	906,608	924,740
Ancillary Income	15,476	15,785	16,101	16,423	16,751	17,086	17,428	17,777	18,132	18,495
Vacancy	(55,248)	(56,353)	(57,480)	(58,630)	(59,802)	(60,998)	(62,218)	(63,463)	(64,732)	(66,026)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(439,019)	(452,190)	(465,755)	(479,728)	(494,120)	(508,943)	(524,212)	(539,938)	(556,136)	(572,820)
Property Mgmt	(44,041)	(44,921)	(45,820)	(46,736)	(47,671)	(48,624)	(49,597)	(50,589)	(51,600)	(52,633)
Reserves	(22,500)	(23,175)	(23,870)	(24,586)	(25,324)	(26,084)	(26,866)	(27,672)	(28,502)	(29,357)
NOI	228,449	228,403	228,217	227,886	227,400	226,754	225,938	224,946	223,770	222,398
Mortgage A	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)
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	92,516	92,245	91,828	91,257	90,526	89,627	88,550	87,289	85,836	84,179
DCR Mortgage A	1.78	1.78	1.78	1.77	1.77	1.77	1.76	1.75	1.74	1.73
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.78	1.78	1.78	1.77	1.77	1.77	1.76	1.75	1.74	1.73
Oper Exp Coverage Ratio	1.45	1.44	1.43	1.41	1.40	1.39	1.38	1.36	1.35	1.34
Mortgage A Balance	2,358,954	2,336,208	2,312,418	2,287,535	2,261,509	2,234,287	2,205,814	2,176,034	2,144,885	2,112,306
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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:	-1.02%
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	943,235	962,100	981,342	1,000,968	1,020,988	1,041,408	1,062,236	1,083,480	1,105,150	1,127,253
Ancillary Income	18,865	19,242	19,627	20,019	20,420	20,828	21,245	21,670	22,103	22,545
Vacancy	(67,347)	(68,694)	(70,068)	(71,469)	(72,899)	(74,356)	(75,844)	(77,360)	(78,908)	(80,486)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(590,005)	(607,705)	(625,936)	(644,714)	(664,056)	(683,977)	(704,497)	(725,632)	(747,400)	(769,822)
Property Mgmt	(53,685)	(54,759)	(55,854)	(56,971)	(58,111)	(59,273)	(60,458)	(61,667)	(62,901)	(64,159)
Reserves	(30,238)	(31,145)	(32,080)	(33,042)	(34,033)	(35,054)	(36,106)	(37,189)	(38,305)	(39,454)
NOI	220,825	219,038	217,031	214,791	212,309	209,575	206,576	203,302	199,739	195,877
Mortgage A	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)
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	82,312	80,224	77,905	75,344	72,532	81,142	78,143	74,869	71,306	67,444
DCR Mortgage A	1.72	1.71	1.69	1.67	1.65	1.63	1.61	1.58	1.56	1.53
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.72	1.71	1.69	1.67	1.65	1.63	1.61	1.58	1.56	1.53
Oper Exp Coverage Ratio	1.33	1.32	1.30	1.29	1.28	1.27	1.26	1.25	1.24	1.22
Mortgage A Balance	2,078,229	2,042,588	2,005,309	1,966,317	1,925,534	1,882,877	1,838,261	1,791,595	1,742,786	1,691,734
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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:	-1.02%
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	1,149,798	1,172,794	1,196,250	1,220,175	1,244,578	1,269,470	1,294,859	1,320,757	1,347,172	1,374,115
Ancillary Income	22,996	23,456	23,925	24,403	24,892	25,389	25,897	26,415	26,943	27,482
Vacancy	(82,096)	(83,737)	(85,412)	(87,120)	(88,863)	(90,640)	(92,453)	(94,302)	(96,188)	(98,112)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(792,917)	(816,705)	(841,206)	(866,442)	(892,435)	(919,208)	(946,785)	(975,188)	(1,004,444)	(1,034,577)
Property Mgmt	(65,442)	(66,751)	(68,086)	(69,447)	(70,836)	(72,253)	(73,698)	(75,172)	(76,676)	(78,209)
Reserves	(40,638)	(41,857)	(43,112)	(44,406)	(45,738)	(47,110)	(48,523)	(49,979)	(51,478)	(53,023)
NOI	191,702	187,200	182,359	177,163	171,598	165,648	159,298	152,531	145,329	137,677
Mortgage A	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	63,269	58,767	53,926	48,730	43,165	37,215	30,865	24,098	16,896	9,244
DCR Mortgage A	1.49	1.46	1.42	1.38	1.34	1.29	1.24	1.19	1.13	1.07
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.49	1.46	1.42	1.38	1.34	1.29	1.24	1.19	1.13	1.07
Oper Exp Coverage Ratio	1.21	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12
Mortgage A Balance	1,638,336	1,582,486	1,524,070	1,462,970	1,399,064	1,332,221	1,262,308	1,189,183	1,112,698	1,032,700
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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:	-1.02%
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	1,401,597	1,429,629	1,458,222	1,487,386	1,517,134
Ancillary Income	28,032	28,593	29,164	29,748	30,343
Vacancy	(100,074)	(102,076)	(104,117)	(106,199)	(108,323)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,065,614)	(1,097,583)	(1,130,510)	(1,164,426)	(1,199,358)
Property Mgmt	(79,773)	(81,369)	(82,996)	(84,656)	(86,349)
Reserves	(54,613)	(56,252)	(57,939)	(59,678)	(61,468)
NOI	129,555	120,943	111,824	102,176	91,978
Mortgage A	(128,433)	(128,433)	(128,433)	(128,433)	(128,433)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	1,122	(7,490)	(16,609)	(26,257)	(36,455)
DCR Mortgage A	1.01	0.94	0.87	0.80	0.72
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.01	0.94	0.87	0.80	0.72
Oper Exp Coverage Ratio	1.11	1.10	1.09	1.08	1.07
Mortgage A Balance	949,027	861,510	769,973	674,230	574,088
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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:	-1.02%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

1. DCR is higher in the earlier years because this deal negatively trends due to the expenses increasing at a higher rate than the revenue. We are almost at breakeven on year 30 and at this time we would refinance

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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.)
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7.)
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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. We have received a waiver for the cost of building a parking deck, and our costs therefore 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 reasonable for a project this size. Our DCR meets the minimum DCA requirement of 1.20 for the period of affordability. We have higher DCR in the earlier years but because there are only 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 Scott Boulevard Senior Residences, Decatur, 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		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	90	157,897 x 90 units = 14,210,730	0	0	173,686 x 0 units = 0
2 BR	2	0	203,010 x 0 units = 0	0	0	223,311 x 0 units = 0
3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
<i>Subtotal</i>	<i>90</i>	<i>90</i>	<i>14,210,730</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>90</b>		<b>14,210,730</b>	<b>0</b>		<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

We received a cost waiver allowing us to increase the project costs associated with building a parking garage. The waiver documentation shows that difference between surface parking and a parking deck is \$1,511,036, therefore our allowable costs for this project are 15,721,766.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Elderly**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

We will be using FHA 221(d)4 financing and are required to use the HUD definition of senior housing; therefore we received guidance from DCA and we've included it under Tab 3 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:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

**Monthly game days, quarterly birthday parties, and monthly holiday events**  
**Daily referral and information services and basic computer classes**  
**Weekly/monthly health screenings, weekly community garden classes, monthly nutrition/healthy eating classes, and monthly fitness classes**

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**15,721,766**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**14,210,730**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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.

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

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

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

Applicant will provide services listed above to meet this requirement.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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.

A.	Novogradac & Company LLP	
B.	8 months	
C.	97.70%	
D.	14.90%	

Pass? 

--

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. 

Yes
-----

*Threshold Justification per Applicant*

Market Study supports the proposed project, there is no significant adverse impact to the occupancy and financial health of existing assisted rental housing properties in the market area and meets all threshold requirements, see Tab 5 of the application. There are no properties in close proximity to Scott Boulevard Senior funded in 2014, 2015 or 2016

*DCA's Comments:*

**6 APPRAISALS**

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

Appraiser's Name: 

--

A.	No	
B.	No	
1)		
2)		
3)		
4)		
C.		
D.		
1)		
2)		
3)		

Pass? 

--

*Threshold Justification per Applicant*

Not applicable

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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:

A. **United Consulting**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Arpeggio Acoustic Consulting**  
2) **64.4**

Scott Blvd

D. Is the subject property located in a:

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

D.  
1) **Yes**  
2) **No**  
a)   
b)   
c)   
3) **No**  
a)   
b)   
c)   
4) **No**

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?

1)   
2)   
3)   
G.

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)]:

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I. **\_\_\_\_\_**

J. Is Contract Addendum included in Application?

J. **\_\_\_\_\_**

*Threshold Justification per Applicant*

A Phase I Environmental meeting 2017 Environmental Manual Requirements has been included in Tab 7

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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:
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A.	<input type="text" value="Yes"/>
B.	<input type="text" value="Contract/Option"/>
C.	<input type="text" value="Scott Boulevard Senior, L.P."/>
D.	<input type="text" value="No"/>

*Threshold Justification per Applicant*

Purchase Sale agreement included in Tab 8. It provides site control to the proposed Limited Partner, it provides the contract price, it is signed by both purchaser and seller, includes a legal description and provides site control until December 31, 2017.

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A.	<input type="text" value="No"/>
B.	<input type="text" value="Yes"/>
C.	<input type="text"/>
D.	<input type="text" value="Yes"/>

*Threshold Justification per Applicant*

The master developer will be responsible for paving the road leading to our site, there is a commitment included in Tab 9. The seller has provided easement rights to access our property through this private drive. The 2nd amendment to the Purchase Sale Agreement provides easement rights in Exhibit B, Section 10. This document is also included under 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.	<input type="text" value="Yes"/>
B.	<input type="text" value="Yes"/>
C.	<input type="text" value="Yes"/>
1)	<input type="text" value="Yes"/>
2)	<input type="text" value="Yes"/>
3)	<input type="text" value="Yes"/>
4)	<input type="text" value="Yes"/>
5)	<input type="text" value="N/Ap"/>
D.	<input type="text" value="Yes"/>
E.	<input type="text" value="No"/>

*Threshold Justification per Applicant*

Our site plan conforms with all zoning requirements. The Conceptual Site plan showing this requirements is included along with the zoning letter and zoning ordinance in Tab 10 of the application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

<<Enter Provider Name Here>>

Pass?

*Threshold Justification per Applicant*

2) Electric

Georgia Power

1)

2)

Yes

There is electric service available to our site, see Georgia Power letter in Tab 11

*DCA's Comments:*

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

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

Pass?

A1)

No

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

2)

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

1) Public water

DeKalb County

B1)

Yes

2) Public sewer

DeKalb County

2)

Yes

*Threshold Justification per Applicant*

A sewer action plan has been submitted to DeKalb County. Fuqua Development, as master developer, is responsible for the installation and construction and of any required storm management system and any county or city required sewer retainage vaults or systems. We have included a letter from Fuqua in Tab 12. There will be water and sewer available to our site.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

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

No

Agree

1) Community area (select either community room or community building):

A1) Room

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

A2) Gazebo If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

1) Fenced Community Garden

3)

2) Wellness Center

4)

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

C. Agree

1) HVAC systems

1) Yes

2) Energy Star refrigerators

2) Yes

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

3) Yes

4) Stoves

4) Yes

5) Microwave ovens

5) Yes

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

6a) Yes

b. Electronically controlled solid cover plates over stove top burners

6b)

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

D. Agree

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

1) Yes

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

2) Yes

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

3a) Yes

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

3b)

*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 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

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**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?

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

Pass?

*Threshold Justification per Applicant*

A CSDP, color site photos, site vicinity map and aerial photograph are included in Tab 15 of the application.

*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?

A.	Agree	
B.	Agree	

Pass?

*Threshold Justification per Applicant*

We agree to all building sustainability requirements per the 2017 QAP

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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 indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
 

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

Name of Accessibility Consultant	EMG
----------------------------------	-----
- 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
- 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
- 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
- 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

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

*Threshold Justification per Applicant*

**We agree to 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 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

- 1) Exterior Wall Finishes (select one) Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
- 2) Major Bldg Component Materials & Upgrades (select one) Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

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

- 1)
- 2)

*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*

Tapestry Development Group, Inc has partnered with New Columbia Residential to meet the Qualification determination, this is included in 19. A waiver of project cap was also granted to Columbia Residential for this development. The waiver is also included in Tab 19

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

*Threshold Justification per Applicant*

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. No		
C. No		
D. No		
E. Probationary Certifying GP/Dev		
F. << Select Designation >>		



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

1) Number of Over Income Tenants			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 project is part of a DRI - Development of Regional Impact

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, 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>67</b>	<b>22</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 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	67	22
	3	2	0

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

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **90**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
18	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.00%	0.00%

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

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

Nbr of PBRA Residential Units:

6	2

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

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 that will be constructed as part of the overall development, sidewalks are a condition of our zoning. We have also included letters from the DeKalb County Commissioner and Planning Department indicating the sidewalk requirements. All documentation is included under Tab 26. Therefore we are entitled to 13 points for this section.

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>2</b>	<b>0</b>
Yes	
Yes	
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>67 22</b>

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

The #36 bus is located on North Decatur Road to the left of the Scott on Ponce Apartments Scott Boulevard. It is less than 1/2 mile walking distance from our site. The portion of sidewalks that is not built yet will be built as part of the master development. It is a zoning requirement. Letters are included in Tab 27. We are claiming 2 points

DCA's Comments:

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

MARTA	404-848-5000
http://www.itsmarta.com/36.aspx	
<< Enter specific URL/webpage showing established <u>routes</u> from transit agency website (if different) here >>	

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

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	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?

N/a

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Earth Craft Communities

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

**Competitive Pool chosen:**

Flexible

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

Date of Course	2/14/17	Betty Gomez	Columbia Residential	Yes	
Date of Course	2/14/17	Ashley Peng	Tapestry Development Group		

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 [ ]

Yes

**A. Sustainable Communities Certification**

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

2 A. Yes/No Yes/No

**1. EarthCraft Communities**

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

5/16/17

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

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

[ ]

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>67 22</b>

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

**Commitments for Building Certification:**

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

	Yes/No	Yes/No
1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>

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

**C. Exceptional Sustainable Building Certification**

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

	Yes/No	Yes/No
1.	<input type="text"/>	<input type="text"/>

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

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

	Yes/No	Yes/No
1.	1	0
1.	Yes	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>

*Scoring Justification per Applicant*

We're going for EarthCraft Communities and High Performance Building Design using EarthCraft with HERS Ratings. The HERS ratings exceed the ENERGY STAR Version 3 target index by a minimum of 15%. Preliminary ENERGY STAR reports were provided with the analysis report All documentation required has been included in Tab 29. 3 points are claimed.

*DCA's Comments:*

*(Empty comment box)*

**7. STABLE COMMUNITIES** (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7 **6 2**

**A Census Tract Demographics** 3 **2**

& Competitive Pool chosen: **Flexible**

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

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

	Yes/No	Yes/No
1.	Yes	<input type="text"/>

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

**C. Georgia Department of Public Health Stable Communities** 2 **2 0**

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

**D. Mixed-Income Developments in Stable Communities** Market units:  Total Units:  Mkt Pct of Total:  2 **2 2**

*DCA's Comments:*

*(Empty comment box)*

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	92	67
	10	22
	0	0

**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 <u>during the planning stages</u> ?	<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 <i>in full</i> 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? **No** Census Tract Number: **223.01** Eligible Basis Adjustment: **State Boost**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>67</b>	<b>22</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

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

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

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: **Elderly**

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 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>67</b>	<b>22</b>

ii. Transformation Partner 2 <input type="text" value="&lt;Select Transformation Prtrn type&gt;"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>
Org Name	<input type="text"/>		Date(s) of publication of meeting notice <input type="text"/>
Website	<input type="text"/>		Publication(s) <input type="text"/>
Contact Name	<input type="text" value="Direct Line"/>		Social Media <input type="text"/>
Email	<input type="text"/>		Mtg Locatn <input type="text"/>
Role	<input type="text"/>		Which Partners were present at Public Mtg 2 between Partners? <input type="text"/>
b) <i>Citizen Outreach</i> Choose either "i" or "ii" below for (b).			Yes/No Yes/No
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. <input type="text"/> <input type="text"/>
or Nbr of Respondents			
ii. Public Meetings			ii. <input type="text"/> <input type="text"/>
Meeting 1 Date	<input type="text"/>	Dates: Mtg 2 <input type="text"/>	Mtg Notice Publication <input type="text"/>
Date(s) of publication of Meeting 1 notice	<input type="text"/>	Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners? <input type="text"/>	
Publication(s)	<input type="text"/>	Publication(s)	<input type="text"/>
Social Media	<input type="text"/>	Social Media	<input type="text"/>
Meeting Location	<input type="text"/>	Mtg Locatn	<input type="text"/>
Copy(-ies) of published notices provided in application binder?	<input type="text"/>	Copy(-ies) of published notices provided in application binder?	<input type="text"/>
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:			
i. Local Population Challenge 1			
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 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>67</b>	<b>22</b>

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance		<b>Elderly</b>	4		
Source			1	1.	
Contact	Direct Line	Bank Name			
Email		Account Name			
Bank Contact	Direct Line	Bank Website			
		Contact Email			
Description of Use of Funds					
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.					

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

**2. Long-term Ground Lease**

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

**3. Third-Party Capital Investment**

Unrelated Third-Party Name			Competitive Pool chosen: <b>Flexible</b>	2	3.		
Unrelated Third-Party Type	<Select unrelated 3rd party type>		Improvement Completion Date				
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?							
Distance from proposed project site in miles, rounded up to the next tenth of a mile			miles				
Description of Investment or Funding Mechanism							
Description of Investment's Furtherance of Plan							
Description of how the investment will serve the tenant base for the proposed development							
Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	15,721,766			

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>67</b>
	10	<b>22</b>
D.		
1.		
2.		

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

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

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

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

(choose 1 or 2)

3

3	0
---	---

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

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

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

(choose 1 or 3)

4

0	0
---	---

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

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

(additional point)

3  
1  
2

1.		
2.		
3.		

Scoring Justification per Applicant

No properties have been awarded credits within a one-mile radius of our site in the past 5 cycles, therefore we are claiming 3 points

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	67	22
	2	2	0
		Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

*Scoring Justification per Applicant*

The market study presents a strong demand for the proposed product. There are very few LIHTC properties located within a 2 mile radius and no project within 1 mile have been awarded within the past 5 years. The project is also part of a mixed used development located within walking distance to the hospital, Walmart and many other desirable activities; therefore, we are claiming 2 points. The market study is located in Tab 5

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

*DCA's Comments:*

	1	0
A.	1	
	Yes	
B.		

**12. EXCEPTIONAL NON-PROFIT**

Tapestry Development Group, Inc

	3	
	Yes	
	Yes	
	Yes	

Nonprofit Setaside selection from Project Information tab:

Yes

Is the applicant claiming these points for this project?

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

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

*DCA's Comments:*

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

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

Urban or Rural:

Urban

	2	
Unit Total	90	

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

MGP	Tapestry Scott Senior, LLC	0.0051%	Jonathan R. Toppen	NPSponsor	Tapestry Development Group, Inc.	0.0000%	Jonathan R. Top
OGP1	New Columbia Residential	0.0049%	James S. Grauley	Developer	Tapestry Development Group, Inc	0.0000%	Jonathan R. Top
OGP2	0	0.0000%	0	Co-Developer 1	New Affordable Housing Partners, LL	0.0000%	James S. Graule
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 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>67</b>	<b>22</b>

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

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

**B. Designated Military Zones**

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

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

City: **Decatur** County: **DeKalb** QCT? **No** Census Tract #: **223.01**

Scoring Justification per Applicant

DCA's Comments:

B.		
----	--	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

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

Indicate that the following criteria are met:

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

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	2,380,700
<b>Total</b>	<b>2,380,700</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:**

15,721,766
<b>15.1427%</b>

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

We have a letter indicating the project is worthy of further consideration. As well as a FHA 221(d)4 commitment from Bellwether Enterprise for over 15% of the TDC. Documentation is included in Tab 36, therefore we are entitled to 4 points

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>67</b>	<b>22</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
1.	0 - 10		
2.	0 - 10		
3.	0 - 5		
4.	0 - 5		
5.	0 - 5		
6.	0 - 5		
<b>Total:</b>	<b>0 - 40</b>		<b>0</b>

**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

9
72
7
72

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 will accept other DCA offered rental assistance such as Shelter Plus Care and Georgia Housing Voucher program with DBHDD, therefore we are entitled to 2 points for this section.

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
90
0.00%

2	0	0
2		
1		
1		

**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
90
0.00%

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>67</b>	<b>22</b>

DCA's Comments:

--

**19. HEALTHY HOUSING INITIATIVES (choose A or B or C) 3 3 0**

Pre-requisites:

Agree or Y/N Agree or Y/N

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

Agree	
Yes	
Yes	
Yes	
Agree	

the three main needs in the local area, including the proposed project, are access to care, chronic disease and health/wellness. Without proper assessment and data analysis, one cannot know what areas of health improvement is needed. The proposed healthy housing initiative plan for free monthly on-site screening is an initial step to help our residents understand their current state related to cholesterol, glucose level, blood pressure and also assess future risk on certain healthy issues and chronic diseases.

**A. Preventive Health Screening/Wellness Program for Residents 3 3 0**

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

a) Agree	
b) Yes	
c) Yes	

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) on site health screening for diabetes, high blood pressure, high cholesterol and diabetes,	monthly	0
b) wellness services such as health education, healthy eating and activities	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?

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

a)	
b)	
c)	
d)	
e)	

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

2.	
----	--

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

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>67</b>	<b>22</b>

c)

d)

**C. Healthy Activity Initiative**

Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project? 2

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

0	0
---	---

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)	<input type="text"/>	<input type="text"/>
b)	<input type="text"/>	<input type="text"/>
c)	<input type="text"/>	<input type="text"/>
d)	<input type="text"/>	<input type="text"/>
e)	<input type="text"/>	<input type="text"/>

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

f)	<input type="text"/>	<input type="text"/>
g)	<input type="text"/>	<input type="text"/>

Length of Trail  miles

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

<input type="text"/>	<input type="text"/>
----------------------	----------------------

*Scoring Justification per Applicant*

Scott Boulevard Senior, L.P. has entered into an MOU with JenCare Senior Medical center to provide the services detailed above. The services will take place at the onsite Wellness Center and they will be free of charge to the tenants. All documentation is included in Tab 40, therefore 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? 3

2	0
Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Laurel Ridge Elementary	pk-5	No		84.20	87.60	89.00	86.93	Yes
b) Middle/Junior High	Druid Hills Middle School	6-8	No		76.50	76.20	73.80	75.50	Yes
c) High	Druid Hills High School	9-12	No		64.50	77.00	80.60	74.03	Yes
d) Primary/Elementary	Laurel Ridge Elementary	pk-5	No						
e) Middle/Junior High	Druid Hills Middle School	6-8	No						
f) High	Druid Hills High School	9-12	No						

*Scoring Justification per Applicant*

School information and map located in tab 41, our property is Elderly per the HUD definition and we qualify for 2 points in this section

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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**21. WORKFORCE HOUSING NEED** (choose A or B)

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

- A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work
- OR** B. Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>67 22</b>
	<b>2</b>	<b>2 0</b>

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site		40,703		
Min Exceeded by:	0.00%	171.35%	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
	<b>0.00%</b>	<b>0.00%</b>

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

Scoring Justification per Applicant

number of jobs exceeds minimum job threshold, documentation is included in tab 42. We are claiming 2 points

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>67 22</b>
-----------	--------------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

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

**PART NINE - SCORING CRITERIA - 2017-0 Scott Boulevard Senior Residences, Decatur, DeKalb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	67

**TOTALS:**

*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. Based on the identified detections (detailed in the PG letter included under Tab 28) and the planned redevelopment, the Property, including the Scott Sr Site, was entered into the Georgia Brownfield Program through submission of a Prospective Purchaser Corrective Action Plan (PPCAP), dated August 12, 2015. The PPCAP was approved and the Property was granted a provisional limitation of liability (LoL) in a letter from the Georgia Environmental Protection Divisions (EPD) dated September 22, 2015. United Consulting recently completed a Limited Phase II Environmental Assessment at the Project Site. No VOC or SVOC constituents were identified in the samples collected from the Project Site. Further, review of previous analytical data collected from within the boundaries of the Project Site have not detected chemicals of concern (COC). We have received a letter from the master site developer, Fuqua Development, LP, dated May 9, 2017. The letter indicates that as lead developer, they will be handling environmental compliance and completion of the PPCR. Fuqua Development, L.P. does not expect the Brownfield process to add additional development costs to the Scott Boulevard Seniors development. 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 partners have focused on the importance of education for successful aging by creating life-long learning opportunities at Columbia Scott Blvd. Senior Residences. The development will connect residents with free classes available for seniors at nearby colleges.

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

Scott Boulevard Senior Residences

Decatur, 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**  
Scott Boulevard Senior Residences  
Decatur, DeKalb County

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

Scott Boulevard Senior Residences

Decatur, DeKalb County

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



## Scoring Section 16 - Innovative Project Concept Narrative

### Scott Boulevard Senior Residences

#### Decatur, DeKalb County

Senior housing owners have a responsibility to help promote successful aging—that is, maintaining a high quality of life through the senior years—for their residents. Key elements of successful aging include helping seniors “maintain better mental health, broaden horizons, become more knowledgeable, feel happy and confident, have a positive attitude towards life and make them feel energetic, alive and connected”. Researchers have found formal education to be a powerful tool for successful aging. Concepts such as “lifelong learning” and “third age education” capture the need for seniors to continue learning into late life. (See Tab 37 for citations.)

Unfortunately, researchers have found that seniors face many challenges to accessing education opportunities. One researcher writes that policymakers need to improve access, including “finding ways to eliminate or alleviate as far as possible those barriers to late-life learning, in particular those barriers that are under the control of institutional providers and organizers”. Some barriers include the “low availability of the Internet and even the insufficient cooperation between the educational institutions and the employers or social and economic partners”.

Senior housing owners can be one of these “social partners” to link education institutions and senior citizens, and thus reduce barriers to lifelong learning. Therefore, we at Tapestry Development Group and Columbia Residential will create a continuing education program for the residents of Scott Boulevard Senior Residences to improve their access to continuing education.

The centerpiece of this program is that many nearby colleges, universities, technical colleges, and libraries offer formal classes to seniors at no cost on a wide variety of subjects. Institutions that provide these programs include Georgia Perimeter (Clarkston), Georgia State (downtown Atlanta), Georgia Piedmont (Clarkston), and DeKalb County Library System (Decatur, Clarkston). While these programs are available to seniors, they are rarely advertised. Our program will help tenants understand options for the campus locations, advise on available classes, assist them on the admissions and/or registration process, and help them consider transportation options. We will also have a computer lab on the property for online classes and online program registrations.

Options are available for tenants whose formal education has ended in a variety of ways. For those who never finished high school, interested residents could complete their General Equivalency Degree (GED) and/or English as a Second Language. Other tenants can audit some college-level classes for free without need to complete course requirements. Tenants could also take some initial classes for free to evaluate if they want to pursue a degree and then later could complete all the degree requirements. Tenants could get associates or bachelor degrees to study topic of interest such as English or art history. Other tenants may wish to gain specific skills such as auto repair, paralegal skills, or learning a new language. Tenants could also take online classes in their homes or in the computer lab.

Our goal is that at least 10% of our tenants will take advantage of these free public resources. We will measure participations rates but also outcomes described in Tab 37.



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]