

**Project Narrative**  
Phoenix Landing  
LaGrange, Troup County

LaGrange Housing Authority  
HUD-RAD Conversion  
Phoenix Landing  
70 Unit Senior Development- 55 Years+  
LaGrange, Troup County, Georgia,  
The LaGrange Housing Authority

Housing Authority of the City of LaGrange (LHA) is a public body with the statutory mission of providing affordable housing assistance for low-income families in Troup County, Georgia, including the City of LaGrange. The LHA currently owns 420 public housing units and has received a Commitment for Housing Assistance Payment (CHAP) contract through the Rental Assistance Demonstration (RAD) program. RAD allows LHA to convert from traditional Public Housing developments to long-term Project Based Section 8 Housing Assistance Payments (HAP) contracts. The length of the HAP contract will be 15 to 20 years and will be subject to annual appropriations. At the end of the contract term, HUD will renew the contract for an additional term, subject to the terms and conditions applicable at the time of renewal. Post renovation, the units will be restricted by a Project-Based HAP contract and tenants will continue to contribute 30 percent of their income towards rent.

**Vantage Development- Development Partner**

Vantage Development has been in the business of providing high-quality, safe affordable housing for families and seniors in the southeastern United States for the past forty years. Vantage Development is part of Vantage Group, which is a vertically integrated company consisting of (1) general contractor Fyffe Construction; (2) site work contractor, Vantage Construction; and (3) property management company, Vantage Management.

**Ben Hill – The Current Site and RAD CHAP Award**

Ben Hill, constructed in the 1950s, is located 201 Chatham Street within the City limits of LaGrange, Georgia, and is situated on approximately 18 acres consisting of 238 public-housing units, 53 apartment buildings, one administrative building, and one community center. Based upon DCA's per development LIHTC cap limits and rural scoring criteria, LHA and Vantage Development have received an amendment to the original HUD RAD CHAP Award that reflects developing the entire Ben Hill site in multiple phases consisting of the following: Phase I – 70 units, Phase II – 77 units and Phase III - 79 units (please note a reduction of 12 units have been requested which meets the HUD 5% de-minimis requirement). We have included the Amended RAD CHAP Award with this application. The proposed first phase will be developed on adjacent vacant property to the current Ben Hill site and consist of 70 units targeting seniors 55 and over. The entire Ben Hill site and the adjacent property are owned by LHA and are designated as a Master Planned Community.

**Overall Development Concept**

As mentioned above, Ben Hill consists of 238 units and LHA will divide the development into three separate phases. The current make-up of the Ben Hill site is entirely multi-family. The proposed first redevelopment phase (Phoenix Landing) will consist of 70 units targeting seniors at 55 years an older. It is LHA's belief that segregating the senior from the family population allows for health, wellness and recreational services to be more targeted. Along with developing the proposed new senior housing, LHA is proposing to demolish approximately 10 buildings/42 units from the current Ben Hill development fronting Whitesville Road. By demolishing these buildings along Whitesville Road, space is created to develop a Linear Park extending from Handley Street (northern side of Ben Hill) to the beginning of the newly proposed Phoenix Landing development (approximately Mobile Home Drive- southern side of the current Ben Hill site). The linear park will include streetscaping, a walking path, and a gathering area for use by both the PHA residents and the general public. This new park will enhance the connectivity to LaGrange's downtown. LHA sees the Phoenix Landing senior development and the linear park as contributing to the City and community stakeholders' revitalization efforts on the Whitesville Road Corridor between HWY I-85 and downtown LaGrange. Also by creating the green space – linear park, the LHA believes this will contribute to the well-being of its residence and others in the community. The City and LaGrange and the Callaway Foundation have agreed to provide funding for demolishing and constructing the Linear Park. A commitment of \$600,000 from these two organizations has been secured and is part of this application in efforts to receive scoring points for off-site improvements associated with developing a green-space on adjacent property to the proposed Phoenix Landing site.

The proposed development, Phoenix Landing, will be located on Whitesville Road adjacent to the current Ben Hill site. The address of the property will be 1200 Whitesville Road and the property is vacant, wooded property consisting of approximately 7.9 of developable acreage. The current owner of the property is the LaGrange Housing Authority. The property is surrounded by the current Ben Hill site to the north, SF Homes and vacant property to the east, vacant property to the south and a small creek to the west. The proposed development will be a three-story interior corridor building consisting of 70 units, targeting the current seniors (55 and older) residing within the LaGrange Housing Authority's current housing portfolio that can afford rents at 60% of Area Median Income (AMI). All utilities are provided by the City of LaGrange.

The proposed financing will consist of 9% LIHTCs and a permanent loan from the LaGrange Housing Authority and the total development cost is approximately \$11,800,000. The proposed building is a three-story interior corridor building with a unit mix consisting of 21 1br, 40 2br and 9 3br with square footages of 730, 904 and 1100, respectively. The one and two bedroom units will have 1 full bath and the 3 bedroom units will have 2 full baths. All units are supported by HUD- RAD requirements and PBRA. Due to this financing structure, all the tenants currently residing in the demolished units of Ben Hill have the right to return to PHA or RAD units. Since this application will draw its tenants from existing elderly residents of the PHA, we have included a relocation plan detailing the moving of residents from the existing Ben Hill and Lucy Morgan site to the proposed new construction site of Phoenix Landing.

The DCA required amenities will consist of community room, exterior covered porch, on site laundry, elevators to all floors, furnished gathering areas in several locations and 100% of the units will be accessible. Additional amenities include covered pavilion with BBQ and picnic area and furnished arts & craft/activity center. Proposed unit amenities include built in washer/dryer hookups, luxury vinyl plank flooring, mini blinds, Energy Star refrigerator and dishwasher, microwave and an oven/stove combination with powder-based stovetop fire suppression canisters installed above the range cook top. All units will have individual HVAC system.

**Building Design**

The proposed development will be in compliance with the City of Lagrange as well as meet or exceed the Mandatory Design Criteria set forth by the Georgia Department of Community Affairs in the 2017 QAP. All exterior faces will be composed of an excess of 40% brick or stone. The roofing will be Energy Star shingles to help with the buildings total sustainability features.

**Accessibility**

The overall development and all units, as applicable, will be designed to meet state and federal accessibility and fair housing requirements, as defined by 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 set forth in the DCA 2016 Accessibility Manual. While the proposed development is setting aside at least 5% of its total units for the mobility impaired and at least 2% of its total units for the sensory impaired, 100% of the units will be fully adaptable.

**Sustainability, Energy Efficiency and Healthy Living Environment**

A key feature of Phoenix Landing will be its commitment to environmentally responsible construction and operation techniques. The building and all units therein will be Southface Earthcraft certified. The Earthcraft standard ensures that the building and its construction techniques meet certain standards for sustainability, energy efficiency and healthy living environment. Below are some of the features that will be included in the building design in order to meet the Earthcraft standard; the list is not exhaustive:

Compliance with 2009 International Energy Conservation Code (IECC)

HVAC system meets or exceeds the Energy Star specifications

Bathroom fans meet or exceed Energy Star specifications

Water heaters meet or exceed Energy Star specifications

Kitchen appliances meet or exceed Energy Star specifications

At least 80% of the lighting will be fluorescent

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Low VOC wall paint and floor finishes will be used.

**Target Population and Rents**

Residents will be restricted to those who are 55 and older. All units will be income and rent restricted for seniors who earn 60% or below of the AMI. All units will be under a PBRA contract with an initial term of at least 15 years.

**Transformational Communities**

The proposed Phoenix Landing development is requesting 10 points associated with the Transformational Communities section of the 2017 QAP. Please note there is a not a formal community revitalization plan associated with the development but, as detailed in this application, the City of LaGrange and its community stakeholders are current making a committed effort to revitalized District 2. We are not claiming any points associated with a community revitalization plan but are requesting points under the Community Transformation Plan detailed in the 2017 QAP. The development team is requesting the following points under this section:

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Community Based Team – 2 pts  
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Commitment to the Community Improvement Fund  
Long Term Ground Lease  
Third Party Capital Investment

Third Party Capital Investment – Linear Park adjacent to Phoenix Landings

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**Relocation Plan**  
Based upon LHA's development strategy of converting its public housing units to HUD RAD, segregating the senior and family populations and the building newly constructed units, a relocation plan is required. All relocation will comply with the requirements of the applicable funding program, including the requirements of the Rental Assistance Demonstration (RAD) program, the Uniform Relocation Act, and Section 104(d) of the Housing & Community Development Act (each as applicable).

Since the development strategy consists of demolishing 42 units along Whitesville Road and building new construction (on adjacent property to the current Ben Hill site) of a three story interior corridor building, timing of the relocating residents in conjunction with the development schedule and a well thought out attrition plan will be implemented. Since the proposed Phoenix Landing development will have to be developed before the three-story building is placed in service (PIS), the demolition of the 42 units will occur 3-4 months before Phoenix Landing is PIS. Based upon the average monthly turnover of residents at the Ben Hill site, LHA will stop leasing out new units in order to account for at least the relocation of the 42 families within the needed timeframe. It should be noted that any resident moving out of the 42 units during the start of the attrition plan will not be replaced.

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**PART ONE - PROJECT INFORMATION - 2017-0 Phoenix Landing, LaGrange, Troup 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)	\$ 689,226	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	<<Enter Pre-App Nbr>> N/A - no pre-app

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

Project Name previously used: Phoenix Landing DCA Project Nbr previously assigned 16-071

Has the Project Team changed?  No If No, what was the DCA Qualification Determination for the Team in that review? **Qualified w/out Conditions**

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Jay B. Ronca		Title	VP of Co-GP & Developer	
Address	1544 South Main Street		Direct Line	(404) 788-7162	
City	Fyffe		Fax	(256) 623-3944	
State	AL	Zip+4	35971-3484	Cellular	(404) 788-7162
Office Phone	(256) 417-4920	Ext.	224	E-mail	jronca@thevantagegroup.biz

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

**IV. PROJECT LOCATION**

Project Name	Phoenix Landing		Phased Project?	Yes- w/Master Plan	
Site Street Address (if known)	1200 Whitesville Road		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	1220 Whitesville Road		Scattered Site?	<input type="checkbox"/> No <input type="checkbox"/> Yes Nbr of Sites 1	
Site Geo Coordinates (##.#####)	Latitude: 33.011920	Longitude: 85.014390	Acreage	9.7680	
City	LaGrange	9-digit Zip**	30240-6719	Census Tract Number	9609.01
Site is predominantly located:	Within City Limits	County	Troup	QCT?	<input type="checkbox"/> No <input type="checkbox"/> Yes DDA? Yes
In USDA Rural Area?	<input type="checkbox"/> No <input type="checkbox"/> Yes	In DCA Rural County?	<input checked="" type="checkbox"/> Yes	Overall:	Rural HUD SA: <b>Non-MSA</b> Troup Co.

\* If street number unknown

Legislative Districts **	Congressional	State Senate	State House
If on boundary, other district:	3	132	29

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

Political Jurisdiction	City of LaGrange		Website	www.lagrange-ga.org	
Name of Chief Elected Official	Jimmy Thornton	Title	Mayor		
Address	200 Ridley Ave		City	LaGrange	
Zip+4	30240-2726	Phone	(706) 883-2000	Email	mayor@lagrange-ga.org

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	70	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				N/A

**PART ONE - PROJECT INFORMATION - 2017-0 Phoenix Landing, LaGrange, Troup County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	70	70
Number of 50% Units	0	0
Number of 60% Units	70	70
Number of Unrestricted (Market) Units	0	
Total Residential Units	70	
Common Space Units	0	
Total Units	70	

**E. Buildings**

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

**F. Total Residential Parking Spaces**

106

**D. Unit Area**

Total Low Income Residential Unit Square Footage	61,390
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	61,390
Total Common Space Unit Square Footage	0
Total Square Footage from Units	61,390

Total Common Area Square Footage from Nonresidential areas	14,940
Total Square Footage	76,330

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

If Other, specify:

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

% of Total Units	5.7%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	2.9%	Required:	2%

**VI. TENANCY CHARACTERISTICS**

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

Elderly

**B. Mobility Impaired**

Nbr of Units Equipped:	4
Roll-In Showers	2

**C. Sight / Hearing Impaired**

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

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

20% of HOME-Assisted Units at 50% of AMI No

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No

**B. HOME:**

CHDO No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Rural

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:					Inducement Date:		
Office Street Address	N/A				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 Phoenix Landing, LaGrange, Troup 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
Phoenix Landing 2016, LP	Phoenix Landing	Direct	LHA Ben Hill GP 2016, LLC	Phoenix Landing	Direct
Vantage Partners 2016 Phoenix, LLC	Phoenix Landing	Direct	LaGrange Housing Authority	Phoenix Landing	Both
The Vantage Group, LLC	Phoenix Landing	Indirect	LaGrange Housing and Community Develop	Phoenix Landing	Indirect
Barron Group, Inc.	Phoenix Landing	Indirect	The Vantage Group, LLC	The Villas at Town Center	Indirect
Vantage Development, LLC	Phoenix Landing	Indirect	Barron Group, Inc.	The Villas at Town Center	Indirect
Lowell R. Barron, II	Phoenix Landing/The Villas at Town Center,	Both	Vantage Development, LLC	The Villas at Town Center	Indirect

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
N/A			

**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

<input style="width: 50px;" type="text" value="No"/>
<input style="width: 50px;" type="text" value="No"/>
<input style="width: 100px;" type="text" value=""/>
<input style="width: 100px;" type="text" value=""/>
<input style="width: 100px;" type="text" value="No"/>
<input style="width: 100px;" type="text" value=""/>

First Building ID Nbr in Project

Last Building ID Nbr in Project

GA-
GA-

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-0 Phoenix Landing, LaGrange, Troup County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		No
Number of Public Housing Units reserved and rented to public housing tenants:		70
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	70
Households on Waiting List:		0%
		100%
Local PHA	LaGrange Housing Authority	
Street Address	201 Chatham Street	
City	LaGrange	Zip+4 30240-5313
Area Code / Phone	(706) 882-6416	Email zhearded@phalagrangene.net
Contact	Zsa Zsa Heard	
Direct line	(706) 882-6416	
Cellular	(706) 594-9017	

**B. Existing properties: currently an Extension of Cancellation Option?**  No If yes, expiration year:  Nbr yrs to forgo cancellation option:

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

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

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

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

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

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

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

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	December 31, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Owner Commits to the extension of the cancellation option for 5 years. We expect the placed inservice date to be on or before 12/31/18. Regardless of the actual placed in service deate, the owner will extend for the 5 year period. Lowell R. Barron, II Principal of Vantage entities, is the Principal that is involved in 2 applications.



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Phoenix Landing, LaGrange, Troup 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)

Phoenix Landing 2016, LP				Name of Principal		Lowell R. Barron, II	
1544 South Main Street				Title of Principal		President of Co-GP	
Fyffe		Fed Tax ID: TBD		Direct line		(256) 997-6659	
AL	Zip+4	35971-3484	Org Type:	For Profit	Cellular		(256) 997-6659
(256) 417-4920		295	E-mail		lbarron@thevantagegroup.biz		

\* 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.

Vantage Partners 2016 Phoenix, LLC				Name of Principal		Lowell R. Barron, II	
1544 South Main Street				Title of Principal		President	
Fyffe		Website		www.thevantagegroup.biz		Direct line	
AL	Zip+4	35971-3484	Cellular		(256) 997-6659		(256) 997-6659
(256) 417-4920		295	E-mail		lbarron@thevantagegroup.biz		

**b. Other General Partner**

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

LHA Ben Hill GP 2016, LLC				Name of Principal		Zsa Zsa Heard	
201 Chatham Street				Title of Principal		Executive Director	
LaGrange		Website		N/A		Direct line	
GA	Zip+4	30240-5313	Cellular		(706) 882-6416		(706) 594-9017
(706) 882-6416		295	E-mail		zhearded@phalagrangenet		

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

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

**b. State Limited Partner**

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

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

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Phoenix Landing, LaGrange, Troup County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Vantage Development, LLC				Name of Principal	Lowell R. Barron, II
1544 South Main Street				Title of Principal	President
Fyffe		Website	www.thevantagegroup.biz	Direct line	(256) 997-6659
AL		Zip+4	35971-3484	Cellular	(256) 997-6659
(256) 417-4920	224	E-mail	lbarron@thevantagegroup.biz		

**B. CO-DEVELOPER 1**

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

LaGrange Housing and Community Development Co., LLC				Name of Principal	Zsa Zsa Heard
201 Chatham Street				Title of Principal	President
LaGrange		Website	www.phalagrangene.net	Direct line	(706) 882-6416
GA		Zip+4	30240-5313	Cellular	(706) 594-9017
(706) 882-6416		E-mail	zhearded@phalagrangene.net		

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

Fyffe Construction Company, Inc.				Name of Principal	Lowell R. Barron, II
1544 South Main Street				Title of Principal	President
Fyffe		Website	www.fyffeconstruction.com	Direct line	(256) 417-4920
AL		Zip+4	35971-3484	Cellular	(256) 997-6659
(256) 417-4920	295	E-mail	lbarron@thevantagegroup.biz		

**C. MANAGEMENT COMPANY**

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

Vantage Management, Llc				Name of Principal	Lowell R. barron, II
1544 South Main Street				Title of Principal	President
Fyffe		Website	www.thevantagegroup.biz	Direct line	(256) 997-6659
AL		Zip+4	35971-3484	Cellular	(256) 997-6659
(256) 417-4921	208	E-mail	lbarron@thevantagegroup.biz		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Phoenix Landing, LaGrange, Troup County**

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<b>D. ATTORNEY</b>	Balch & Bingham, LLP			Name of Principal	Matt Aiken
Office Street Address	1901 Sixth Avenue North			Title of Principal	Partner
City	Birmingham	Website	www.balch.com		Direct line
State	AL	Zip+4	35203-4642		Cellular
10-Digit Office Phone / Ext.	(205) 226-3425	N/A	E-mail		maiken@balch.com

<b>E. ACCOUNTANT</b>	Baker Tilly Virchow Krause, LLP			Name of Principal	Don Bernards
Office Street Address	Ten Terrace Court (P O Box 7398)			Title of Principal	Partner
City	Madison	Website	N/A		Direct line
State	WI	Zip+4	53707-7398		Cellular
10-Digit Office Phone / Ext.	(608) 240-2643	N/A	E-mail		donald.bernards@bakertilly.com

<b>F. ARCHITECT</b>	Make3			Name of Principal	Jim Winer
Office Street Address	1075 Brady Avenue NW			Title of Principal	Principal
City	Atlanta	Website	www.make3arch.com		Direct line
State	GA	Zip+4	30318-5527		Cellular
10-Digit Office Phone / Ext.	(404) 876-5510	118	E-mail		jwiner@make3arch.com

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

<b>A. LAND SELLER (If applicable)</b>	LaGrange Housing Authority	Principal	Zsa Zsa Heard	10-Digit Phone / Ext.	706-882-6416
Office Street Address	201 Chatham Street			City	LaGrange
State	GA	Zip+4	30240-5313	E-mail	zhearded@phalagrangenet

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	Vantage Development, LLC and Fyffe Construction Company, Inc. are both owned by Lowell R. Barron, II
2. Buyer and Seller of Land/Property?	Yes	The LaGrange Housing Authority (LHA) is providing the partnership with a long-term ground lease for a nominal fee. A subsidiary of LHA is also a CO-GP of the partnership that is executing the long-term ground lease.
3. Owner and Contractor?	Yes	Lowell R. Barron, II is the President of the Co-GP and the sole Principal of Fyffe Construction
4. Owner and Consultant?		
5. Syndicator and Developer?		
6. Syndicator and Contractor?		
7. Developer and Consultant?		
8. Other	Yes	Vantage Management, LLC, s proeprty manager, is also owned by Lowell R. Barron, II

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Phoenix Landing, LaGrange, Troup 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)?	Yes/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	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0055%	No	
Other Genrl Prtnr 1		No	No	For Profit	0.0045%	No	
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	98.9900%	No	
State Ltd Partner		No	No	For Profit	1.0000%	No	
NonProfit Sponsor							
Developer		No	No	For Profit	0.0000%	No	
Co-Developer 1		No	No	For Profit	0.0000%	No	
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor		No	No	For Profit	0.0000%	No	
Managemen t Company		No	No	For Profit	0.0000%	No	
Total					100.0000%		

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

Vantage Partners 2016 Phoenix, LLC (GP), Vantage Development, LLC (Developer), Fyffe Construction Company, Inc. (General Contractor) and Vantage management, LLC (Management Company) are all owned by Lowell R. Barron, II. LaGrange Housing Authority owns affiliates acting as CO-GP and CO-Developer. LaGrange Housing Authority is providing the partnership with a long-term ground lease for a nominal fee, so we completed the section IV.A. for the "Land Seller", even though there's not a sale. Section III. E. the partnership has two accountants, the 2nd of which is Cone & Smith, PC (David Smith, Principal), 3421 Rainbow Parkway, Rainbow City, AL 35906-3206, Phone 256-413-3057, cell 256-390-5972 and email. dsmith@coneandsmith.com

**PART THREE - SOURCES OF FUNDS - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	US Bank	6,700,000	4.500%	24
Mortgage B	LaGrange Housing Authority	1,200,000	1.000%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	US Bank	1,171,567		
State Housing Credit Equity	US Bank	937,347		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>10,008,914</b>		
Total Construction Period Costs from Development Budget:		<b>9,368,083</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>640,831</b>		

**PART THREE - SOURCES OF FUNDS - 2017-0 Phoenix Landing, LaGrange, Troup 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)	LaGrange Housing Authority	1,200,000	1.000%	20	20	66,225	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.30% LaGrange Housing Authority/Vantage	4,268					

Total Cash Flow for Years 1 - 15: 334,761  
 DDF Percent of Cash Flow (Yrs 1-15) 1.275% 1.275%  
 Cash flow covers DDF P&I? **Yes**

Financing Type	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant				
State, Local, or Private Grant				
Federal Housing Credit Equity	US Bank 5,858,421	5,858,421	0.00	50%
State Housing Credit Equity	US Bank 4,686,737	4,686,737	0.20	40%
Historic Credit Equity				90%
Invstmt Earnings: T-E Bonds				
Invstmt Earnings: Taxable Bonds				
Income from Operations				
Other:				
Other:				
Other:				
<b>Total Permanent Financing:</b>	<b>11,749,426</b>			
<b>Total Development Costs from Development Budget:</b>	<b>11,749,426</b>			
<b>Surplus/(Shortage) of Permanent funds to development costs:</b>	<b>0</b>			

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

LaGrange Housing Authority is providing \$1.2MM as construction and permanent financing for the project. The commitment is in Tab 36 and Tab 01.

**PART FOUR - USES OF FUNDS - 2017-0 Phoenix Landing, LaGrange, Troup County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				8,500	8,500				
Market Study				7,500	7,500				
Environmental Report(s)				24,000	24,000				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				15,000	15,000				
Zoning/Site Plan Fees									
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>65,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land									
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	128,481		1,255,000	1,255,000				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>1,255,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				5,900,000	5,900,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>5,900,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
	<b>DCA Limit</b>		<b>14.000%</b>						
Builder Profit:	6.000%	429,300	6.000%	429,300	429,300				
Builder Overhead	2.000%	143,100	2.000%	143,100	143,100				
General Requirements*	6.000%	429,300	6.000%	429,300	429,300				
*See QAP: General Requirements policy	14.000%	1,001,700							
				<b>Subtotal</b>	<b>1,001,700</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>8,156,700.00</b>					
<b>Average TCHC:</b>				116,524.29 per Res'l unit	116,524.29 per unit	106.86 per total sq ft			
				132.87 per Res'l unit SF	132.87 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency			5.00%	407,500	407,500				



**PART FOUR - USES OF FUNDS - 2017-0 Phoenix Landing, LaGrange, Troup 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	82,000	82,000			
Construction Loan Interest	130,000	130,000			
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees	18,000	18,000			
Construction Period Real Estate Tax					
Construction Insurance	44,788	44,788			
Title and Recording Fees	25,000	25,000			
Payment and Performance bonds	45,780	45,780			
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>370,568</b>	<b>370,568</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	140,000	140,000			
Architectural Fee - Supervision	35,000	35,000			
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)	55,000	55,000			
Accessibility Inspections and Plan Review	20,000	20,000			
Construction Materials Testing					
Engineering	50,000	50,000			
Real Estate Attorney	90,000	90,000			
Accounting	75,000	75,000			
As-Built Survey	8,500	8,500			
Other:					
<b>Subtotal</b>	<b>473,500</b>	<b>473,500</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES Avg per unit: 2,581</b>					
Building Permits	4,166	4,166			
Impact Fees	510	510			
Water Tap Fees waived?	71,000	71,000			
Sewer Tap Fees waived?	105,000	105,000			
<b>Subtotal</b>	<b>180,676</b>	<b>180,676</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	12,000				12,000
Permanent Loan Legal Fees	20,000				20,000
Title and Recording Fees	5,000				5,000
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>37,000</b>				<b>37,000</b>

**PART FOUR - USES OF FUNDS - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		6,500				6,500
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)						
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	55,138	55,139				55,139
LIHTC Compliance Monitoring Fee	56,000	56,000				56,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	117,639				117,639
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		2,500				2,500
Tax Credit Legal Opinion		5,000				5,000
Syndicator Legal Fees		25,000				25,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	32,500				32,500
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,431,000	1,431,000			
	<b>Subtotal</b>	1,431,000	1,431,000	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		60,000				60,000
Rent-Up Reserves	62,577	62,577				62,577
Operating Deficit Reserve:	158,266	158,266				158,266
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 714	50,000	50,000			
Other: <u>Community Investment Fund</u>		50,000				50,000
	<b>Subtotal</b>	380,843	50,000	-	-	330,843
		<b>OTHER COSTS</b>				
Relocation		90,000	90,000			
Other: <u>Community Transformation Plan</u>		6,500				6,500
	<b>Subtotal</b>	96,500	90,000	-	-	6,500
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>11,749,426</b>	<b>11,224,944</b>	<b>-</b>	<b>-</b>	<b>524,482</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	167,848.94	<b>Square Foot:</b>	153.93		

**PART FOUR - USES OF FUNDS - 2017-0 Phoenix Landing, LaGrange, Troup 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	11,224,944	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	11,224,944	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: DDA/QCT 130.00%		
Adjusted Eligible Basis	14,592,427	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	14,592,427	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,313,318	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>1,313,318</b>		

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

11,752,531	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):	
11,749,426			
1,200,000			
10,549,426	Funding Amount	0	Hist Desig
/ 10			
1,054,943	Federal	0.8500	State
1,5300	=	0.8500	+ 0.6800
<b>689,505</b>			
689,505			
689,226			
<b>689,226</b>			

PART FOUR - USES OF FUNDS - 2017-0 Phoenix Landing, LaGrange, Troup County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction hard costs were provided to us by our General Contractor. They were derived by considering the specifics for the project site, its inherent characteristics, requirements of city zoning and building codes, amenities, DCA requirements and by evaluating similar projects with similar units and applying estimates for material and labor current costs.  
Backup documentation for local fees located in Tab 01:Feasibility.

**PART FOUR (b) - OTHER COSTS - 2017-0 - Phoenix Landing - LaGrange - Troup, 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**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

0

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

**EQUITY COSTS**

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

[Empty description box]

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**





**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

Community Investment Fund

Total Cost  Total Basis

**OTHER COSTS**

Community Transformation Plan

This amount was used to hire a professional who was able to perform a survey for the Community Transformation Plan outreach and public engagement process. Also, this amount includes a grant writer for the Callaway Foundation for the commitment of off-site improvements.

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Phoenix Landing, LaGrange, Troup 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

Housing Authority of LaGrange, GA		
July 1, 2015	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			14	16	18		
Cooking	Electric	X			14	15	16		
Hot Water	Electric	X			9	10	12		
Air Conditioning	Electric	X			20	20	22		
Range/Microwave	Electric	X			15	16	18		
Refrigerator	Electric	X			19	27	34		
Other Electric	Electric	X							
Water & Sewer	Submetered*? <input type="checkbox"/> Yes								
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>91</b>	<b>104</b>	<b>120</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

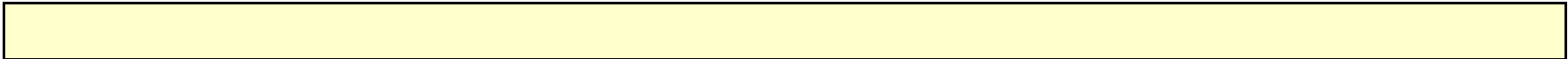
Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	<<Select Fuel >>								
Cooking	<<Select Fuel >>								
Hot Water	<<Select Fuel >>								
Air Conditioning	Electric								
Range/Microwave	Electric								
Refrigerator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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Please note the LaGrange Housing Authority received a multiphase RAD Chap Award, whereby it chose PBRA. The utility allowance was determined by a utility study performed in 2015 at the time of the RAD application. HUD RAD CHAP awards are set with the utility allowances and rents at the time of the RAD CHAP award. Since the units are supported by PBRA, the gross max rents limits do not apply.

**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	21	40	9	0	0	70
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	15,330	36,160	9,900	0	61,390
0	0	0	0	0	0
0	15,330	36,160	9,900	0	61,390
0	0	0	0	0	0
0	15,330	36,160	9,900	0	61,390
0	0	0	0	0	0
0	15,330	36,160	9,900	0	61,390

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

**Ancillary Income**

7,745

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	42,400
Maintenance Salaries & Benefits	24,960
Support Services Salaries & Benefits	25,200
Healthy Int - GDPH-4	15
<b>Subtotal</b>	<b>92,575</b>

**On-Site Office Costs**

Office Supplies & Postage	1,779
Telephone	3,060
Travel	430
Leased Furniture / Equipment	2,500
Activities Supplies / Overhead Cost	342
Cable and Internet	2,206
<b>Subtotal</b>	<b>10,317</b>

**Maintenance Expenses**

Contracted Repairs	3,669
General Repairs	6,115
Grounds Maintenance	4,460
Extermination	4,427
Maintenance Supplies	7,285
Elevator Maintenance	5,000
Redecorating	9,744
Other (describe here)	
<b>Subtotal</b>	<b>40,700</b>

**On-Site Security**

Contracted Guard	5,000
Electronic Alarm System	600
<b>Subtotal</b>	<b>5,600</b>

**Professional Services**

Legal	11,600
Accounting	4,800
Advertising	4,500
Other (describe here)	
<b>Subtotal</b>	<b>20,900</b>

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

Electricity	21	18,028
Natural Gas	0	
Water&Swr	9	7,408
Trash Collection		6,548
Other (describe here)		
<b>Subtotal</b>		<b>31,984</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	4,953
Insurance**	19,400
Other (describe here)	
<b>Subtotal</b>	<b>24,353</b>

**Management Fee:**

	<b>23,878</b>
366.79 Average per unit per year	
30.57 Average per unit per month	

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

**TOTAL OPERATING EXPENSES 250,307**

Average per unit 3,575.81  
 Total OE Required 210,000

**Replacement Reserve (RR) 17,500**

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	70 units x \$250 =	17,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>70</b>	<b>17,500</b>

**TOTAL ANNUAL EXPENSES 267,807**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Taxes and Insurance methodology is located in Tab 1: Feasibility.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Phoenix Landing, LaGrange, Troup County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.36%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.500%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	387,264	395,009	402,909	410,968	419,187	427,571	436,122	444,845	453,741	462,816
Ancillary Income	7,745	7,900	8,058	8,219	8,384	8,551	8,722	8,897	9,075	9,256
Vacancy	(27,651)	(28,204)	(28,768)	(29,343)	(29,930)	(30,529)	(31,139)	(31,762)	(32,397)	(33,045)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(226,429)	(233,222)	(240,219)	(247,425)	(254,848)	(262,493)	(270,368)	(278,479)	(286,833)	(295,438)
Property Mgmt	(23,878)	(24,356)	(24,843)	(25,340)	(25,847)	(26,364)	(26,891)	(27,429)	(27,977)	(28,537)
Reserves	(17,500)	(18,025)	(18,566)	(19,123)	(19,696)	(20,287)	(20,896)	(21,523)	(22,168)	(22,834)
NOI	99,552	99,103	98,573	97,956	97,250	96,449	95,551	94,549	93,440	92,219
Mortgage A	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)
Mortgage B										
Mortgage C										
D/S Other Source, not DDF										
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	28,327	27,878	27,348	26,731	26,025	25,224	24,326	23,324	22,215	20,994
DCR Mortgage A	1.50	1.50	1.49	1.48	1.47	1.46	1.44	1.43	1.41	1.39
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.50	1.50	1.49	1.48	1.47	1.46	1.44	1.43	1.41	1.39
Oper Exp Coverage Ratio	1.37	1.36	1.35	1.34	1.32	1.31	1.30	1.29	1.28	1.27
Mortgage A Balance	1,145,526	1,090,505	1,034,931	978,798	922,102	864,837	806,996	748,573	689,564	629,963
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										



**PART SEVEN - OPERATING PRO FORMA - 2017-0 Phoenix Landing, LaGrange, Troup County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.36%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.500%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	472,073	481,514	491,144	500,967	510,987	521,206	531,630	542,263	553,108	564,171
Ancillary Income	9,441	9,630	9,823	10,019	10,220	10,424	10,633	10,845	11,062	11,283
Vacancy	(33,706)	(34,380)	(35,068)	(35,769)	(36,484)	(37,214)	(37,958)	(38,718)	(39,492)	(40,282)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(304,302)	(313,431)	(322,834)	(332,519)	(342,494)	(352,769)	(363,352)	(374,253)	(385,480)	(397,045)
Property Mgmt	(29,108)	(29,690)	(30,283)	(30,889)	(31,507)	(32,137)	(32,780)	(33,435)	(34,104)	(34,786)
Reserves	(23,519)	(24,224)	(24,951)	(25,699)	(26,470)	(27,264)	(28,082)	(28,925)	(29,793)	(30,686)
NOI	90,880	89,419	87,832	86,111	84,250	82,246	80,090	77,778	75,302	72,655
Mortgage A	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)	(66,225)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	19,655	18,195	16,607	14,886	13,026	11,021	8,865	6,554	4,077	1,430
DCR Mortgage A	1.37	1.35	1.33	1.30	1.27	1.24	1.21	1.17	1.14	1.10
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.37	1.35	1.33	1.30	1.27	1.24	1.21	1.17	1.14	1.10
Oper Exp Coverage Ratio	1.25	1.24	1.23	1.22	1.21	1.20	1.19	1.18	1.17	1.16
Mortgage A Balance	569,762	508,957	447,540	385,507	322,851	259,565	195,644	131,080	65,867	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Phoenix Landing, LaGrange, Troup County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.36%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.500%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	575,454	586,963	598,702	610,676	622,890	635,348	648,055	661,016	674,236	687,721
Ancillary Income	11,509	11,739	11,974	12,214	12,458	12,707	12,961	13,220	13,485	13,754
Vacancy	(41,087)	(41,909)	(42,747)	(43,602)	(44,474)	(45,364)	(46,271)	(47,197)	(48,140)	(49,103)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(408,956)	(421,225)	(433,861)	(446,877)	(460,284)	(474,092)	(488,315)	(502,964)	(518,053)	(533,595)
Property Mgmt	(35,482)	(36,192)	(36,915)	(37,654)	(38,407)	(39,175)	(39,958)	(40,758)	(41,573)	(42,404)
Reserves	(31,607)	(32,555)	(33,532)	(34,538)	(35,574)	(36,641)	(37,740)	(38,873)	(40,039)	(41,240)
NOI	69,831	66,821	63,621	60,219	56,609	52,783	48,731	44,445	39,915	35,133
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	64,831	61,821	58,621	55,219	51,609	47,783	43,731	39,445	34,915	30,133
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.15	1.14	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06
Mortgage A Balance	0	0	0	0	0	0	0	0	0	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Phoenix Landing, LaGrange, Troup County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.36%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.50%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.500%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	701,475	715,505	729,815	744,411	759,299
Ancillary Income	14,030	14,310	14,596	14,888	15,186
Vacancy	(50,085)	(51,087)	(52,109)	(53,151)	(54,214)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(549,603)	(566,091)	(583,073)	(600,566)	(618,583)
Property Mgmt	(43,252)	(44,117)	(45,000)	(45,900)	(46,818)
Reserves	(42,477)	(43,751)	(45,064)	(46,416)	(47,808)
NOI	30,088	24,769	19,165	13,267	7,062
Mortgage A	-	-	-	-	-
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	25,088	19,769	14,165	8,267	2,062
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.05	1.04	1.03	1.02	1.01
Mortgage A Balance	0	0	0	0	0
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Phoenix Landing, LaGrange, Troup County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	<input type="text" value="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)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.36%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="6.50%"/>
Expense Growth Rate (3.00%)	<input type="text"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text"/>
Percent of Effective Gross Income	<input type="text" value="Yes"/>	--> If Yes, indicate actual percentage:	<input type="text" value="6.500%"/>

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

LaGrange Housing Authority is providing their permanent loan based on a 20 year full amortization structure, and thus is paid in full at the end of year 20.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

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

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

Pass?

*Threshold Justification per Applicant*

There are no commitments that are "Under Consideration". All Commitments are firm.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup 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	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	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	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	0	144,909 x 0 units = 0	0	159,399 x 0 units = 0	0
2 BR	2	0	176,506 x 0 units = 0	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	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	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	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	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	21	133,769 x 21 units = 2,809,149	0	147,145 x 0 units = 0	0
2 BR	2	40	171,988 x 40 units = 6,879,520	0	189,186 x 0 units = 0	0
3 BR	3	9	229,318 x 9 units = 2,063,862	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>70</i>	<i>70</i>	<i>11,752,531</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>70</b>		<b>11,752,531</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

The Project is a 3 story interior corridor with elevator.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Elderly**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The proposed development consists of 70 units targeting senior/elderly

**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:	<b>CPR Classes, Computer Classes</b>
3) On-site health classes	Specify:	<b>Nutrition/Health Classes, Exercise Classes</b>
4) Other services approved by DCA	Specify:	

C. For applications for rehabilitation of existing congregate supportive housing developments: Name of behavioral health agency, continuum of care or service provider for which MOU is included.

*Threshold Justification per Applicant* *DCA's Comments:*

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**11,749,426**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**11,752,531**

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 Phoenix Landing, LaGrange, Troup 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.

The managing agent will provide two on-site enrichment classes in the way of CPR Classes and computer classes and wo additional on-site health classes in the way of a nutrition/health class and an exercise class on a monthly basis. All activites to be overseen by property manager and the LaGrange Housing Authority.

[Empty yellow response box]

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

**5 MARKET FEASIBILITY**

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

A.	<b>John Wall and Associates</b>	
B.	<b>3 Months</b>	
C.	<b>0.00%</b>	
D.	<b>12.70%</b>	

Pass?

Project Nbr	Project Name
1	N/A
2	N/A

Project Nbr	Project Name
3	N/A
4	N/A

Project Nbr	Project Name
5	N/A
6	N/A

- 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*

Per the market study included in Tab 5, the site appears to be suitable for development. The population and household growth in the market area is significant and the demand for the development is reasonable. The average LIHTC vacancy rate is 0.0% and it is noted that the proposal would have no long term impact on existing LIHTC developments. The market analyst states that the development as proposed would be a success.

*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?

Pass?

A. **No**   
 B. **No**

If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name:

- 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?

1)		
2)		
3)		
4)		

- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?

C. **No**

- D. Has the property been:

D.

- 1) Rezoned?
- 2) Subdivided?
- 3) Modified?

1)	<b>No</b>	
2)	<b>No</b>	
3)	<b>No</b>	

*Threshold Justification per Applicant*

An Appraisal is not required; therefore, one has not been done at this time. Property is not being sold as a long-term ground lease for a nominal fee is in place.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup 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.

C. Was a Noise Assessment performed?

C.

- 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) **Harry Walls Environmental Consulting**

2) **69.5 DNL**

**Whitesville Road and CSR RR/ We have included an letter from the architect that we would meet all noise mitigation requirements.**

D. Is the subject property located in a:

D.

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

1) **No**

2) **Yes**

a) **10.000%**

b) **No**

c) **Yes**

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

3) **No**

a) **0.000%**

b) **No**

c) **Yes**

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

4) **Yes**

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

- 1) Lead-based paint? 

No	<input type="checkbox"/>
----	--------------------------
- 2) Noise? 

Yes	<input type="checkbox"/>
-----	--------------------------
- 3) Water leaks? 

No	<input type="checkbox"/>
----	--------------------------
- 4) Lead in water? 

No	<input type="checkbox"/>
----	--------------------------
- 5) Endangered species? 

No	<input type="checkbox"/>
----	--------------------------
- 6) Historic designation? 

No	<input type="checkbox"/>
----	--------------------------
- 7) Vapor intrusion? 

No	<input type="checkbox"/>
----	--------------------------
- 8) Asbestos-containing materials? 

No	<input type="checkbox"/>
----	--------------------------

9) Mold? 

No	<input type="checkbox"/>
----	--------------------------

10) PCB's? 

No	<input type="checkbox"/>
----	--------------------------

11) Radon? 

No	<input type="checkbox"/>
----	--------------------------

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

**No**

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

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

1) **No**

2) **No**

3) **No**

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

G. **N/A**

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

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

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

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

**Threshold Justification per Applicant**

Please note that a noise assessment along with 10 year projections for the major roadway have been included within the Phase I report. Item F. Part 1 - is answered no because there are no wetlands on site.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

**8 SITE CONTROL**

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

Pass?	
A.	Yes
B.	Ground lease/Option
C.	Phoenix Landing 2016, LP
D.	Yes

*Threshold Justification per Applicant*

The entity with site control via long-term ground lease is the applicant. LaGrange Housing Authroity has executed a Ground Lease Agreement for a nominal fee with the partnership for 75 years.

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A.	Yes
B.	
C.	
D.	

*Threshold Justification per Applicant*

The site is bordered by 1 paved road. Photos of paved road are located in Tab 9: Site Access.

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

No HOME funds therefore the answer to C. 5 above is NA

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

N/A

Pass?

*Threshold Justification per Applicant*

2) Electric

City of LaGrange

1) No

2) Yes

The project will not be using gas as a utility; everything is electric. Verification of available utilities from the city of LaGrange is provided 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?  
2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

Pass?

A1) No

2) Yes

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

1) Public water

City of LaGrange

B1) Yes

2) Public sewer

City of LaGrange

2) Yes

*Threshold Justification per Applicant*

Water and Sewer are available and there is adequate capacity to serve the proposed site evidenced by the letter in Tab 12

*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):

A. Agree

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

A1) Room

A2) Covered Porch

If "Other", explain here

A3) On-site laundry

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Covered Pavilion with BBQ and picnic area

2) Furnished Arts and Crafts Center

3)

4)

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

C. Agree

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

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) No

6b) Yes

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

1) Yes

2) Yes

3a) Yes

3b)

*Threshold Justification per Applicant*

The applicant agrees to provide the above listed amenities.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

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

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

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

Pass?

*Threshold Justification per Applicant*

This is a New construction project; therefore, this section for Rehabilitation does not apply.

*DCA's Comments:*

--

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

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

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

*Threshold Justification per Applicant*

Site Plan is in accordance with all DCA instructions in the Architectural Manual, including all site related amenities being shown on the Conceptual Site Development Plan

*DCA's Comments:*

--

**16 BUILDING SUSTAINABILITY**

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

Pass?	
A.	Agree
B.	Agree

*Threshold Justification per Applicant*

The project will meet or exceed the energy efficiency and sustainable building practices set forth by DCA. In addition, all construction documentation will be clear and complete to ensure that it meets DCA requirements.

*DCA's Comments:*

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

**17 ACCESSIBILITY STANDARDS**

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

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

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	

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant

Mark English

- 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.

*Threshold Justification per Applicant*

The project will meet or exceed all Fair Housing accessibility requirements. In addition, an approved qualified consultant(s) will be used throughout the entire project from start through final inspection, per DCA requirements.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

1) Exterior Wall Finishes (select one)

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

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

Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

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

1)   
 2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

No	
----	--

2)

No	
----	--

*Threshold Justification per Applicant*

19.A. Above is blank because this is a New Construction project.

*DCA's Comments:*

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

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

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

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

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

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

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

--	--

D.

--	--

E. << Select Designation >>

F. << Select Designation >>

The Vantage Group (Lowell R. Barron, II) was qualified - complete per the qualification determination letter dated 04/26/17. We have include a copy of the qualification letter in Tab. 19.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

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

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

*Threshold Justification per Applicant*

Pass?

A.

No	
----	--

B.

N/A	
-----	--

C.

Yes	
-----	--

The Vantage Group (Lowell R. Barron, II, Vantage Development, LLC) were qualified - complete per the qualification determination letter dated 04/26/17.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

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

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

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

Pass?


*Threshold Justification per Applicant*

This application is not applying for eligibility under the non-profit set aside.

*DCA's Comments:*

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

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

Pass?


*Threshold Justification per Applicant*

This is not a CHDO project; therefore, all of the above questions are N/A

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

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

Pass?

No	
No	
No	
No	
No	

*Threshold Justification per Applicant*

No legal opinions are necessary for this proposed project.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

**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	0	
2) Number of Rent Burdened Tenants	0	
3) Number of Vacancies	0	

4) Number of Down units	0	
5) Number of Displaced Tenants	0	
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
 

1) Individual interviews	Yes	
2) Meetings	Yes	

3) Written Notifications	No	
4) Other - describe in box provided:		

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

*Threshold Justification per Applicant*

The proposed project is a New Constructin on vacant land; therefore, there will not be displacement of tenants. Tenants will be relocated from existing LaGrange Housing Authority portfolio to the proposed newly constructed site - Phoenix Landing. Per DCA requirements, notices aren't required at time of application, but rather within 30 days of award announcement.

*DCA's Comments:*

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

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

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

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

*Threshold Justification per Applicant*

If selected the applicant agrees to AFFH Marketing per all the above; if selected, the applicant agrees to submit an AFFH Marketing Plan.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

The Financing structure considered minimizing DCA resources with the leveraging of funds provided by the LaGrange Housing Authority.

*DCA's Comments:*



**PART NINE - SCORING CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup 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>69</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
A.	<b>0</b>	<b>0</b>
B.	<b>0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

**PART NINE - SCORING CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	69	20
	3	2	0

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

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **70**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
0.00%	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:	
70	

3	100.00%	0.00%
2	0	0
1		

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 indicated in Tabs Checklist..

Scoring Justification per Applicant

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

There are no undesirable amenities near the proposed site and there are (4) desirable amenities within 1 mile of proposed site. Please note: The conceptual site development plan in Tab 16 includes a sidewalk that will connect to existing sidewalks on Witesville Raod. All sidewalk construction will occur onsite therefore, no "off-ste" cost or building permits were necessary.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

- 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>
Applicant Agrees?	DCA Agrees?
<b>Yes</b>	
<b>Yes</b>	
<b>N/a</b>	
<b>N/a</b>	
<b>Yes</b>	

**PART NINE - SCORING CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup 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	69	20

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

Public Transportation is a call and ride. The bus will come to residents door of development and pick them up. All residential units will be accessible to paved walkway. All sidewalk construction will occur onsite therefore, no "off-site" cost or building permits were necessary for item # 4 above was answered "N/A". Item # 5 was also answered "N/A" since the service is a call and ride there are no routes to mark.

DCA's Comments:

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

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

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

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Renovation  
**Rural**

3	2	0
---	---	---

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

Date of Course	2/14/17	Ben Moore	Fyffe Construction Co., Inc. & Vantage Development, LLC	Yes	
Date of Course		<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>		

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

Yes	
N/a	

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

Date of Audit: [ ] Date of Report: [ ]

**A. Sustainable Communities Certification**

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

2	A.	Yes/No	Yes/No
		No	

**1. EarthCraft Communities**

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

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

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

**PART NINE - SCORING CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>69 20</b>

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

**Commitments for Building Certification:**

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

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

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

**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?

B.	Yes	
C.	Yes/No	Yes/No

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

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

1.	No	
D.	1	0
1.	Yes	
2.	No	
3.	No	

*Scoring Justification per Applicant*

This development will participate in the EarthCraft Sustainable Building Program, the development will incorporate a worst case HERS index that is at least 15% lower than the ENERGY STAR Target Index as committed in item D.1. above.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

<b>7</b>	<b>0</b>	<b>0</b>
----------	----------	----------

**A Census Tract Demographics**

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

& Competitive Pool chosen: **Rural**

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

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

<b>No</b>	
-----------	--

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

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

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

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

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

Per Applicant	Per DCA	<b>2</b>	<b>0</b>	<b>0</b>
---------------	---------	----------	----------	----------

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

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

*DCA's Comments:*

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>69</b>
	<b>10</b>	<b>20</b>
	<b>10</b>	<b>0</b>
	<b>N/a</b>	
	<b>N/a</b>	
	<b>Yes</b>	

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

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		14	
b) Includes public input and engagement during the planning stages?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		15	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan >		23	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		24	
	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		25	
e) Discusses resources that will be utilized to implement the plan?	<b>No</b>		<b>Yes</b>	
	<Enter page nbr(s) from Plan>		25-26	
f) Is included in full in the appropriate tab of the application binder?	<b>No</b>		<b>Yes</b>	

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

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

www.phalagrange.net

**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. **No**

	<b>No</b>	
	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: **9609.01** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

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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	LaGrange Housing Authority	Website	www.phalagrangene.net	Yes/No	Yes/No
Contact Name	Zsa Zsa Heard	Direct Line	706 5949017		
		Email	zhearded@phalagrangene.net		

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	West Georgia Star	Purpose:	Residential Services and Transportation	Letter of Support included?	
Community/neighborhd where partnership occurred	District 2	Website	www.phalagrangene.net		
Contact Name	Chad Cooper	Direct Line	(706) 884-5032	Yes	
		Email	ccooper@westgeorgia.org		
CBO 2 Name	LaGrange College	Purpose:	Afterschool Enrichment Program	Letter of Support included?	
Community/neighborhd where partnership occurred	District 2	Website	www.lagrangene.edu		
Contact Name	Jack Slay	Direct Line	(706) 880-8996	Yes	
		Email	jslay@lagrangene.edu		

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.

Th LaGrange Housing Authority has granted significant amounts of funds to the United Way and to the Alpha Multi-Purpose Center. These funds were dedicated to education the youth and to cultural and historic activities. The youth all resided at the housing authority. This information is documented in the Community Transformation Plan on pages 11-12.

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name	Community Action For Improvement	Website	
Contact Name	Jennifer Corcione	Direct Line	(706) 884-2651
		Email	jcorcione@cafi-ga.org

**2. Quality Transformation Plan**

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

4

2.

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

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

i. Transformation Partner 1	Transportation svcs provider	Date of Public Meeting 1 between Partners	4/19/17
Org Name	West Georgia Star	Date(s) of publication of meeting notice	4/19/2017
Website	www.phalagrangene.net	Publication(s)	LaGrange Newspaper
Contact Name	Chad Cooper	Social Media	
		Mtg Locatn	First Baptist Church
Email	ccooper@westgeorgia.org	Which Partners were present at Public Mtg 1 between Partners?	<b>1 only</b>
Role	Director of Operations		

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<b>TOTALS: 92</b>	<b>69</b>	<b>20</b>

ii. Transformation Partner 2	Local health provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	5/19/17
Org Name	Georgia Department of Public Health		Date(s) of publication of meeting notice	5/22/2017
Website			Publication(s)	LagRange Housing Authority website
Contact Name	Sanda McFadden	Direct Line	Social Media	
Email	Sanda.mcfadden@dph.ga.gov		Mtg Locatn	Ben Hill Community Building
Role	Adult Health Coordinator		Which Partners were present at Public Mtg 2 between Partners?	

b) *Citizen Outreach* Choose either "i" or "ii" below for (b).

i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i.	Yes	
or	Nbr of Respondents			
ii. Public Meetings		ii.		

Meeting 1 Date	4/19/17	Dates: Mtg 2	4/25/17	Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?			Yes
Publication(s)	LaGrange Newspaper	Publication(s)	LaGrange Newspaper		
Social Media		Social Media			
Meeting Location	First Baptist Church on Fannin Street	Mtg Locatn	Ben Hill Community Building		
Copy(-ies) of published notices provided in application binder?	Yes	Copy(-ies) of published notices provided in application binder?	Yes		

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	Transportaion
Goal for increasing residents' access	Expand the service of West Georgia Star transportaion service. Please see CTP pages 24-25
Solution and Who Implements	West Georgia Star will implement. WGS has developed a graet reputation for services and this will assit their fund raising efforts.
Goal for catalyzing neighborhood's access	Increase services for the elderly on Medicad, prison transition and the homeless
Solution and Who Implements	
ii. Local Population Challenge 2	Health and Wellness
Goal for increasing residents' access	Health and wellness campaigns and bringing health services to the residents
Solution and Who Implements	Georgia Department for Publiuc Health
Goal for catalyzing neighborhood's access	GDPH - 4 would like to increase its services in conjunction with the Kresge Foundation for the District 2 residents
Solution and Who Implements	
iii. Local Population Challenge 3	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iv. Local Population Challenge 4	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
v. Local Population Challenge 5	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	

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<b>TOTALS: 92</b>	<b>69</b>	<b>20</b>

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance **50,000**

**Elderly**

4

1


Source	Set aside Developer Fee on the Uses tab in the core applicatuion	Bank Name	
Contact	Core application	Account Name	
Email	Direct Line	Bank Website	
Bank Contact	Direct Line	Contact Email	

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

Description of Use of Funds: The use of funds will fall under two categories. One for transportation that will use the funds for fuel, driver salaries and repairs. The amount of funds set aside will be \$7,500 per year for 5 years. The other service that the use of funds will go to is health and wellness programs. The amount of funds will be \$2,500/year for 5 years.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. Based on a DCA Q and A response on May 5, 2017, the reduction of developer fee was discussed as an appropriate way of satisfying the Community Investment Fund. These funds will be used for two services that were identified in the Community Transformation Plan. The Community Transformation identified transportation and health as two of the top three reasons why people were dissatisfied with their quality of life in LaGrange.

**2. Long-term Ground Lease**

1

2.	Y	
	N/a	
	N/a	

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

**3. Third-Party Capital Investment**

2

3.		
----	--	--

Competitive Pool chosen: **Rural**

Unrelated Third-Party Name	City of LaGrange/Callaway Foundation	Improvement Completion Date
Unrelated Third-Party Type	Foundation	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?		7/30/19
Distance from proposed project site in miles, rounded up to the next tenth of a mile	0.0	miles

Description of Investment or Funding Mechanism: The development of greenspace-Linear Park on Whitesville Road will not only enhance the connectivity between I-85 Highway and downtown LaGrange, but, more importantly, will have a huge impact on the LaGrange Housing Authority's residents residing at Ben Hill.

Description of Investment's Furtherance of Plan: We believe that the Linear Park will benefit the residents of the LaGrange Housing Authority. Some of these benefits are noted below:

- Fosters a sense of community through the interaction of residents in an outside atmosphere. The LHA has already seen the benefit from establishing a community garden on the Ben Hill site.
- Health and wellness are enhanced through the direct benefit of interacting with nature by reducing stress and increasing happiness. There are studies that have concluded that 10 minutes in an urban park or wooded area could tangibly reduce stress and increase happiness.

Full Cost of Improvement	600,000	Total Development Costs (TDC):	11,749,426
as a Percent of TDC:	5.1066%		0.0000%



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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
10	<b>N</b>	
1.	<b>No</b>	
2.	<b>N/a</b>	

**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)

Competitive Pool chosen:

**Rural**

4

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

**A. Phased Developments**

Phased Development?

**Yes- w/Master Plan**

**0**

3

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

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.	<b>N/a</b>	
3.	<b>N/a</b>	
4.	<b>N/a</b>	

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

(choose 1 or 2)

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

**OR**

3

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

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

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

(choose 1 or 3)

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)

**OR**

4

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

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

Scoring Justification per Applicant

The last developmetn to receive funding in LaGrange area was in 2010.

DCA's Comments:

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**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%?

Scoring Justification per Applicant

**TOTALS:**

Score Value	Self Score	DCA Score
92	69	20
2	2	0
	Yes/No	Yes/No
A.	No	
B.	No	
C.	No	
D.	No	

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

DCA's Comments:

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

**12. EXCEPTIONAL NON-PROFIT**

0

3

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

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

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2

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

Unit Total

70

MGP	Vantage Partners 2016 Phoenix, LLC	0.0055%	Lowell R. Barron, II	NPSponsr	N/A	0.0000%	0
OGP1	LHA Ben Hill GP 2016, LLC	0.0045%	Zsa Zsa Heard	Developer	Vantage Development, LLC	0.0000%	Lowell R. Barron
OGP2	N/A	0.0000%	0	Co-Developer 1	LaGrange Housing and Community D	0.0000%	Zsa Zsa Heard
OwnCons	N/A	0.0000%	0	Co-Developer 2	N/A	0.0000%	0
Fed LP	TBD - US Bank	98.9900%	0	Developmt Consult	N/A	0.0000%	0
State LP	TBD - US Bank	1.0000%	0				

Scoring Justification per Applicant

DCA's Comments:

This is the only deal Vantage is submitting in rural areas so Vantage is claiming points on this application.

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	69	20

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

**B. Designated Military Zones**

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

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

City: **LaGrange** County: **Troup** QCT? **No** Census Tract #: **9609.01**

Scoring Justification per Applicant

DCA's Comments:

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

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

4

Indicate that the following criteria are met:

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

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

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

Total Qualifying Sources (TQS):

	Amount		Amount
a)		a)	
b)	1,200,000	b)	
c)		c)	
d)		d)	
e)		e)	
f)		f)	
g)		g)	
h)		h)	
i)		i)	
j)		j)	
	1,200,000		0

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

11,749,426	0.0000%
10.2133%	

DCA's Comments:

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Score Value	Self Score	DCA Score
-------------	------------	-----------

**TOTALS:** **92** **69** **20**

**3**  
**N/a**

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

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

DCA's Comments:

**17. INTEGRATED SUPPORTIVE HOUSING**

**A. Integrated Supportive Housing/ Section 811 RA**

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?  
10% of Total Units (max): **7**  
Total Low Income Units **70**  
Min 1 BR LI Units required **7**  
1 BR LI Units Proposed **21**
2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction for all PRA units?
3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?
4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?

<b>3</b>	<b>2</b>	<b>0</b>
<b>2</b>	<b>2</b>	<b>0</b>
	<b>Agree</b>	
	<b>Yes</b>	
	<b>Yes</b>	
	<b>Yes</b>	

**B. Target Population Preference**

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?  
Name of Public Housing Authority providing PBRA:  PBRA Expiration:
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units: **0** 0.0%

<b>3</b>	<b>0</b>	<b>0</b>
	<b>Disagree</b>	
	<b>Disagree</b>	

Scoring Justification per Applicant

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:	<b>0</b>
Historic adaptive reuse units:	<b>0</b>
Total Units	<b>70</b>
% of Total	<b>0.00%</b>

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

This project is New Construction so this section does not apply.

**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:	<b>0</b>
Total Units	<b>70</b>
% of Total	<b>0.00%</b>

<b>1</b>		
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DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	69	20
	3	3	0

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

As part of the Community Transformation Plan, the Transformation Team held several public meetings, discuss the needs of the community with several non profit organizations and performed an on-line survey, in which, health and wellness was one of the top three issues of dissatisfaction in the community. The health care dissatisfaction was regarding the affordability of health care as well as the access of health care. Also, from the work that West Georgia Star is engaged in, partnering with the Georgia Department of Public Health was a win-win as both organizations focus on improving the lives of community residents. The health initiative will be two fold and consist of an educational campaign and focus on bringing the resources of nurses and clinical professional on site to the proposed development.

**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?

Agree	
Yes	
Yes	

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

Occurrence Cost to Resident

a) Health screenings on site at least monthly	Monthly	0
b) Biometric Screening	Monthly	0
c) Education	Periodically	0
d) TBD	TBD	0

**B. Healthy Eating Initiative**

2 0 0

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

Disagree

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

N/a	
N/a	
N/a	
N/a	
N/a	
N/a	
N/a	

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

**PART NINE - SCORING CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>69</b>
	2	20
	0	0
	<b>Disagree</b>	

**C. Healthy Activity Initiative**

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

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

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

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

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

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

f)	N/a	
g)	N/a	

Length of Trail  miles

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

2.	Yes	
----	-----	--

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

<b>3</b>	<b>1</b>	<b>0</b>
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Elderly

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	West Point Elementary School	K-5	No	80.10	67.00	74.20	74.70	74.00	No
b) Middle/Junior High	Long Cane Middle	6-8	No	73.10	74.10	79.00	75.20	75.35	Yes
c) High	LaGrange High School	9-12	No	69.70	68.10	78.70	73.70	72.55	Yes
d) Primary/Elementary	West Point Elementary School	K-5	No						
e) Middle/Junior High	Long Cane Middle	6-8	No						
f) High	LaGrange High School	9-12	No						

Scoring Justification per Applicant

Long Cane Middle School and LaGrange High School is in the attendance zone and has an above average CCRPI score when average 3 years.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup 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>69 20</b>
	<b>2</b>	<b>2 0</b>

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				11,429
Min Exceeded by:	0.00%	0.00%	0.00%	280.97%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs: 3,000  
 Total Nbr of Jobs w/in the 2-mile radius: 11,429  
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: 6,624  
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: 57.96%

Per Applicant	Per DCA
3,000	
11,429	
6,624	
57.96%	0.00%

Project City  
 Project County  
 HUD SA  
 MSA / Non-MSA  
 Urban or Rural

LaGrange
Troup
Troup Co.
Non-MSA
Rural

Scoring Justification per Applicant

The proposed site qualifies for 2 points under Workforce Housing as 58% of workers within a 2-mile radius travel over 10 miles to work.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>69</b>	<b>20</b>
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

<b>20</b>
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**PART NINE - SCORING CRITERIA - 2017-0 Phoenix Landing, LaGrange, Troup County**

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
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**TOTALS:**

**92**

<b>69</b>	<b>20</b>
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*DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.*



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

Phoenix Landing  
LaGrange, Troup 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**

Phoenix Landing  
LaGrange, Troup County

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

Phoenix Landing

LaGrange, Troup County

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



**Scoring Section 16 - Innovative Project Concept Narrative**

Phoenix Landing

LaGrange, Troup County

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



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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Title

\_\_\_\_\_ Signature

\_\_\_\_\_ Date

[SEAL]