

Project Narrative
White Circle Phase 3
Marietta, Cobb County

White Circle Phase 3 will be developed, built and managed through the Marietta Housing Authority. This development will consist of 108 one-, two-, and three- bedroom units. We will set aside the majority of units for moderate-income families earning 60% or less of the area median income.

The community will serve a workforce market and as such, these residents will derive a great value from the kid's clubs programs. These activities are specially planned with different age groups in mind and will include educational and enrichment programs, field trips and mentoring opportunities.

The community will also serve the adult residents by sponsoring programs such as Moms & Tots and the Single Parents Night Out. Family outings to local cultural activities will be encouraged through the reimbursement of 90% of the costs. Additionally, other field trips and social functions are sponsored throughout the year. Many of these residents will use these functions as their primary opportunity for social interaction.

Floorplans at the White Circle Phase 3 will include spacious one-, two-, and three-bedroom homes with Whirlpool appliances, including self-cleaning ovens, separate laundry rooms with pantry shelving and convenient raised vanities in the baths. Each home will be pre-wired for home office technology with high-speed internet and fax capabilities.

Construction materials will include hardi siding in a neutral palette, accented with brick and masonry. Tilt-out insulated aluminum windows will provide an attractive exterior appearance as well as excellent energy efficiency. All ground floor units will be accessible and adaptable. Several apartment units will be handicap accessible and as such will be fitted with all appropriate handicap features as required by local and federal building codes, and some will have features specifically designed for those with audio &/or visual impairments.

White Circle Phase 3 will included planted areas containing landscape materials of high-quality and above-average size. All trees will be a minimum caliper size of 2" in diameter and shrubs shall have a minimum height of 24". Ground covers shall be a minimum size of 1 gallon and placed a minimum of 18" on center.

Areas of central focal point will include street trees, sodded lawns, seasonal planting beds and attractive fencing. High-end entry signage will be comparable to other Marietta Housing communities. White Circle Phase 3 will be developed, built and managed through the Marietta Housing Authority.

X) Site Amenities

1. Community Room
2. Covered Porch Located in a central area
3. On-site laundry with a minimum of 5 washers and 5 dryers
4. Washer / Dryer Hookups in each unit
5. Equipped Playground
6. Furnished Arts & Craft /Activity Center
7. Wellness Center

X) Unit Amenities

1. HVAC Systems
2. Energy Star Refrigerators
3. Built in Energy Star Dishwasher
4. Stoves
5. Powder-based stovetop fire suppression canisters installed above the range cook top

PART ONE - PROJECT INFORMATION - 2017-045 White Circle Phase 3, Marietta, Cobb 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:

2017-045

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 950,000	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA-028 Yes - see Comment

Was this project previously submitted to the Ga Department of Community Affairs? No Yes
 If Yes, please provide the information requested below for the previously submitted project:
 Project Name previously used: _____ DCA Project Nbr previously assigned: _____
 Has the Project Team changed? Yes No
 If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Noel Taylor		Title	Director of Development
Address	95 Cole Street, NE		Direct Line	(770) 419-5140
City	Marietta		Fax	(770) 419-3232
State	GA	Zip+4	30060-2090	
Office Phone	(770) 419-3200	Ext.	E-mail: ntaylor@mariettahousingauthority.org	

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

IV. PROJECT LOCATION

Project Name	White Circle Phase 3		Phased Project?	Yes- w/Master Plan
Site Street Address (if known)	1601 White Circle		DCA Project Nbr of previous phase:	2015-064
Nearest Physical Street Address *	1631 White Circle		Scattered Site?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Site Geo Coordinates (##.#####)	Latitude: 33.991237	Longitude: -84.577312	Acreage	8.3900
City	Marietta	9-digit Zip**	30066-0000	
Site is predominantly located:	In Unincorporated County	County	Census Tract Number	306.1
In USDA Rural Area?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	In DCA Rural County?	QCT?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
		Overall:	HUD SA:	MSA Atlanta-Sandy Springs-Ma

* If street number unknown

Congressional	State Senate	State House
11	37	34

If on boundary, other district: _____

Political Jurisdiction

Cobb County, Georgia		Website	http://cobbcounty.org	
Name of Chief Elected Official	Mike Boyce	Title	Commission Chairman	
Address	100 Cherokee Street		City	Marietta
Zip+4	30060-9679	Phone	(770) 582-3305	
		Email	mike.boyce@cobbcounty.org	

V. PROJECT DESCRIPTION

A. Type of Construction:

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

PART ONE - PROJECT INFORMATION - 2017-045 White Circle Phase 3, Marietta, Cobb County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	76	17
Number of 50% Units	0	0
Number of 60% Units	76	17
Number of Unrestricted (Market) Units	32	
Total Residential Units	108	
Common Space Units	0	
Total Units	108	

E. Buildings

Number of Residential Buildings	1
Number of Non-Residential Buildings	1
Total Number of Buildings	2

F. Total Residential Parking Spaces

189

D. Unit Area

Total Low Income Residential Unit Square Footage	84,400
Total Unrestricted (Market) Residential Unit Square Footage	31,800
Total Residential Unit Square Footage	116,200
Total Common Space Unit Square Footage	0
Total Square Footage from Units	116,200

Total Common Area Square Footage from Nonresidential areas	2,500
Total Square Footage	118,700

(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	5.6%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	2.8%	Required:	2%

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Nbr of Units Equipped:	6
Roll-In Showers	3

C. Sight / Hearing Impaired

Nbr of Units Equipped:	3
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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

VIII. SET ASIDES

A. LIHTC:

Nonprofit	No
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B. HOME:

CHDO	No
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(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Flexible

X. TAX EXEMPT BOND FINANCED PROJECT

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

PART ONE - PROJECT INFORMATION - 2017-045 White Circle Phase 3, Marietta, Cobb 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
Lemon Street Development Corporation	White Circle Phase 3	Direct	7		
Marietta Housing Authority	White Circle Phase 3	Direct	8		
3			9		
4			10		
5			11		
6			12		

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

Project Participant	Name of Project	Project Participant	Name of Project
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-045 White Circle Phase 3, Marietta, Cobb County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

Is proposed project part of a local public housing replacement program?		No
Number of Public Housing Units reserved and rented to public housing tenants:		0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	0%
	Households on Waiting List:	0%
Local PHA	The Housing Authority of the City of Marietta, Georgia	
Street Address	95 Cole Street, NE	
City	Marietta	Contact: Noel Taylor
Area Code / Phone	(770) 419-5140	Direct line: (770) 419-5140
	Zip+4: 30060-2090	Cellular:
	Email: ntaylor@mariettahousingauthority.org	

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?	Yes
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 ----->:	
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	December 31, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>Project Change from Pre-App: The structure changed slightly from the pre-app as MHA will now have 49% interest as a co-developer and the Developer Entity for purposes of the Community Based Developer designation. Lemon Street is the Certified Entity and will have a controlling 51% interest. Also, we are not seeking the non-profit set aside.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-045 White Circle Phase 3, Marietta, Cobb 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)

White Circle Phase 3, L.P.				Name of Principal	Patricia L. Bennett
95 Cole Street, NE				Title of Principal	President of NonProfit
Marietta		Fed Tax ID:		Direct line	(770) 419-5127
GA	Zip+4	30060-2090	Org Type:	Non Profit	Cellular
(770) 419-3200		E-mail	pbennett@mariettahousingauthority.org		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

White Circle Phase 3 GP, LLC				Name of Principal	Patricia L. Bennett
95 Cole Street, NE				Title of Principal	President of NonProfit
Marietta		Website		Direct line	(770) 419-5127
GA	Zip+4	30060-2090		Cellular	
(770) 419-3200		E-mail	pbennett@mariettahousingauthority.org		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

TBD - Commitment Letters are from SunTrust				Name of Principal	Brian Womble
Campanile Building 1155 Peachtree Street, NE Suite 300				Title of Principal	First Vice President
Atlanta		Website	www.SunTrust.com	Direct line	(404) 588-8775
GA	Zip+4	30309-0000		Cellular	
		E-mail	brian.womble@suntrust.com		

b. State Limited Partner

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

TBD - Commitment Letters are from SunTrust				Name of Principal	Brian Womble
Campanile Building 1155 Peachtree Street, NE Suite 300				Title of Principal	First Vice President
Atlanta		Website	www.SunTrust.com	Direct line	(404) 588-8775
GA	Zip+4	30309-0000		Cellular	
		E-mail	brian.womble@suntrust.com		

3. NONPROFIT SPONSOR

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

Lemon Street Development Corporation				Name of Principal	Patricia L. Bennett
95 Cole Street, NE				Title of Principal	President
Marietta		Website		Direct line	7704195127
GA	Zip+4	30060-2090		Cellular	
(770) 419-3200		E-mail	pwaldrep@mariettahousingauthority.org		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-045 White Circle Phase 3, Marietta, Cobb County

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II. DEVELOPER(S)

A. DEVELOPER

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

Lemon Street Development Corporation				Name of Principal	Patricia L. Bennett
95 Cole Street, NE				Title of Principal	President
Marietta		Website		Direct line	7704195127
GA		Zip+4	30060-2090	Cellular	
(770) 419-3200		E-mail	pwaldrep@mariettahousingauthority.org		

B. CO-DEVELOPER 1

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

The Housing Authority of the City of Marietta, Georgia				Name of Principal	Marion C. Waldrep, Jr.
95 Cole Street, NE				Title of Principal	Principal
Marietta		Website	http://www.mariettahousingauthority.org/	Direct line	(770)419-3200
GA		Zip+4	30060-2090	Cellular	
(770) 419-3200		E-mail	pwaldrep@mariettahousingauthority.org		

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

Walton Construction Services, LP				Name of Principal	Mark Stovall
6640 Akers Mill Road, Building 1700				Title of Principal	President
Atlanta		Website	https://wcsatl.com/	Direct line	(770) 272-9256
GA		Zip+4	30339-2715	Cellular	
(770) 282-9256		E-mail	mstovall@wcsatl.com		

C. MANAGEMENT COMPANY

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

Walton Communities, LLC				Name of Principal	Keith A. Davidson
2181 Newmarket Parkway				Title of Principal	Co-Manager
Marietta		Website	www.waltoncommunities.com	Direct line	(678) 303-4135
GA		Zip+4	30067-8770	Cellular	
(678) 303-4100		E-mail	kdavidson@waltoncommunities.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-045 White Circle Phase 3, Marietta, Cobb County

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D. ATTORNEY	Spivey, Pope, Green & Greer, LLC			Name of Principal	Scott Spivey
Office Street Address	4875 Riverside Drive, Suite 300			Title of Principal	Partner
City	Macon	Website	http://www.spgglaw.com	Direct line	(478) 254-7985
State	GA	Zip+4	03121-0000	Cellular	
10-Digit Office Phone / Ext.	(478) 254-7985	E-mail	sspivey@spgglaw.com		

E. ACCOUNTANT	Novogradac & Company LLP			Name of Principal	Tabitha Jones
Office Street Address	2325 Lakeview Parkway, Suite 450			Title of Principal	Principal
City	Alpharetta	Website	www.Novoco.com	Direct line	(678) 867-2333
State	GA	Zip+4	30009-7941	Cellular	
10-Digit Office Phone / Ext.	(678) 867-2333	E-mail	tabitha.jones@novoco.com		

F. ARCHITECT	Arrive Architecture Group (fka Gailer Tolson French Design)			Name of Principal	Marc Tolson
Office Street Address	2344 Highway 121, Suite 100			Title of Principal	Owner
City	Bedford	Website	www.arriveag.com	Direct line	(817) 514-0584
State	TX	Zip+4	76021-5987	Cellular	
10-Digit Office Phone / Ext.	(817) 514-0584	E-mail	marc@arriveag.com		

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

A. LAND SELLER (If applicable)	The Housing Authority of the City	Principal	Marion C. Waldrep, Jr.	10-Digit Phone / Ext.	(770)419-3200
Office Street Address	95 Cole Street, NE			City	Marietta
State	GA	Zip+4	30060-2090	E-mail	pwaldrep@mariettahousingauthority.org

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	Yes	The Land will be sold to the project partnership by The Housing Authority of the City of Marietta, Georgia.
3. Owner and Contractor?	No	
4. Owner and Consultant?	Yes	Co-Developer 1 is the community development arm of Marietta Housing Authority
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	The Contractor and Management Company share the partners of Keith Davidson and David Knight.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-045 White Circle Phase 3, Marietta, Cobb County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	Nonprofit	0.0100%	No	
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9900%	No	
State Ltd Partner	No	No	For Profit	1.0000%	No	
NonProfit Sponsor	No	No	Nonprofit	0.0000%	No	
Developer	No	No	Nonprofit	0.0000%	No	
Co-Developer 1						
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

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PART THREE - SOURCES OF FUNDS - 2017-045 White Circle Phase 3, Marietta, Cobb County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

<input type="checkbox"/>	Yes	Tax Credits	<input type="checkbox"/>	FHA Risk Share	<input type="checkbox"/>	Georgia TCAP *
<input type="checkbox"/>		Historic Rehab Credits	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	USDA 515
<input type="checkbox"/>		Tax Exempt Bonds: \$ <input type="text"/>	<input type="checkbox"/>	Replacement Housing Funds	<input type="checkbox"/>	USDA 538
<input type="checkbox"/>		Taxable Bonds	<input type="checkbox"/>	McKinney-Vento Homeless	<input type="checkbox"/>	USDA PBRA
<input type="checkbox"/>		CDBG	<input type="checkbox"/>	FHLB / AHP *	<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>		HUD 811 Rental Assistance Demonstration (RAD)	<input type="checkbox"/>	NAHASDA	<input type="checkbox"/>	Section 8 PBRA
<input type="checkbox"/>		DCA HOME * -- Amt \$ <input type="text"/>	<input type="checkbox"/>	Neighborhood Stabilization Program *	<input type="checkbox"/>	Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
<input type="checkbox"/>		Other HOME * -- Amt \$ <input type="text"/>	<input type="checkbox"/>	HUD CHOICE Neighborhoods	<input type="checkbox"/>	National Housing Trust Fund
<input type="checkbox"/>		Other HOME - Source <input type="text" value="Specify Other HOME Source here"/>			<input type="checkbox"/>	Other Type of Funding - describe <i>type/program</i> here
					<input type="checkbox"/>	Specify Administrator 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	SunTrust; HUD 221d4	5,600,000	4.160%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	SunTrust	7,025,675		
State Housing Credit Equity	SunTrust	3,903,153		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		16,528,828		
Total Construction Period Costs from Development Budget:		16,528,828		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-045 White Circle Phase 3, Marietta, Cobb 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)	SunTrust; HUD 221d4	5,600,000	4.160%	10	40	287,579	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	30.44% Lemon St. Dev. Corp	547,832	0.000%	10	10		Cash Flow

Total Cash Flow for Years 1 - 15: 1,804,857
 DDF Percent of Cash Flow (Yrs 1-15) **30.353%** 30.353%
 Cash flow covers DDF P&I? **Yes**

Financing Type	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant				
State, Local, or Private Grant				
Federal Housing Credit Equity	SunTrust 8,550,000	8,550,000	0.00	% of TDC
State Housing Credit Equity	SunTrust 4,750,000	4,750,000	0.00	44%
Historic Credit Equity				24%
Invstmt Earnings: T-E Bonds				68%
Invstmt Earnings: Taxable Bonds				
Income from Operations				
Other:				
Other:				
Other:				
Total Permanent Financing:	19,447,832			
Total Development Costs from Development Budget:	19,447,832			
Surplus/(Shortage) of Permanent funds to development costs:	0			

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

HUD Term sheet shows an assumed rate of 4.10%, however, the Lender Letter shows 3.91% + MIP of 0.25% for a total rate of 4.16%.

PART FOUR - USES OF FUNDS - 2017-045 White Circle Phase 3, Marietta, Cobb County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				7,500	7,500				
Market Study				11,000	11,000				
Environmental Report(s)				17,000	17,000				
Soil Borings				3,500	3,500				
Boundary and Topographical Survey				10,000	6,250			3,750	
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	49,000	45,250	-	3,750	
ACQUISITION					ACQUISITION				
Land				1,000,000				1,000,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	1,000,000	-	-	1,000,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	95,352		800,000	600,000			200,000	
Site Construction (Off-site)									
				Subtotal	800,000	-	-	200,000	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				10,800,000	10,800,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				250,000	250,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	11,050,000	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		711,000	711,000				
Builder Overhead	6.000%	711,000	6.000%	237,000	237,000				
General Requirements*	2.000%	237,000	2.000%	711,000	711,000				
	6.000%	711,000	6.000%						
*See QAP: General Requirements policy	14.000%	1,659,000		Subtotal	1,659,000	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs		Average TCHC:		125,083.33 per Res'l unit		125,083.33 per unit		113.81 per total sq ft	
13,509,000.00				116.26 per Res'l unit SF		116.26 per unit sq ft			
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			3.33%	450,000	450,000				

PART FOUR - USES OF FUNDS - 2017-045 White Circle Phase 3, Marietta, Cobb County

I. DEVELOPMENT BUDGET (cont'd)

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	70,000	21,000			49,000
Construction Loan Interest	248,733	82,000			166,733
Construction Legal Fees	40,000	15,000			25,000
Construction Period Inspection Fees	28,000	10,000			18,000
Construction Period Real Estate Tax					
Construction Insurance	28,320	10,000			18,320
Title and Recording Fees	6,750	2,000			4,750
Payment and Performance bonds	100,000	100,000			
Other: FHA MIP	28,000	10,000			18,000
Other: FHA Exam Fee	16,800	6,800			10,000
Subtotal	566,603	256,800	-	-	309,803
PROFESSIONAL SERVICES					
Architectural Fee - Design	220,000	220,000			
Architectural Fee - Supervision	25,000	25,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	20,450	20,450			
Accessibility Inspections and Plan Review	15,000	15,000			
Construction Materials Testing	10,000	10,000			
Engineering	65,000	65,000			
Real Estate Attorney	30,000	30,000			
Accounting	32,000	32,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	447,450	447,450	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 4,419					
Building Permits	81,505	81,505			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	125,345	125,345			
Sewer Tap Fees waived? <input type="text" value="No"/>	270,425	270,425			
Subtotal	477,275	477,275	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	-	-	-	-	-

PART FOUR - USES OF FUNDS - 2017-045 White Circle Phase 3, Marietta, Cobb County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,500				5,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	76,000	76,000				76,000
LIHTC Compliance Monitoring Fee	86,400	86,400				86,400
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	170,900				170,900
		EQUITY COSTS				
Partnership Organization Fees		6,000				
Tax Credit Legal Opinion		8,000				
Syndicator Legal Fees		65,000				
Other: <u>Legal Costs Related to the closing.</u>		95,000				
	Subtotal	174,000				-
		DEVELOPER'S FEE				
Developer's Overhead	20.000%	360,000				
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,440,000				
	Subtotal	1,800,000	-	-	-	-
		START-UP AND RESERVES				
Marketing		35,000				35,000
Rent-Up Reserves	141,605	141,605				141,605
Operating Deficit Reserve:	426,999	426,999				426,999
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,852	200,000	200,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	803,604	200,000	-	-	603,604
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		19,447,832	15,185,775	-	-	2,288,057
Average TDC Per:	Unit:	180,072.52	Square Foot:	163.84		

PART FOUR - USES OF FUNDS - 2017-045 White Circle Phase 3, Marietta, Cobb County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type:

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" <Enter detailed description here; use Comments section if needed>"/>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	15,185,775	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	15,185,775	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	100.00%		
Adjusted Eligible Basis	15,185,775	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	70.37%	70.37%	70.37%
Qualified Basis	10,686,286	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	961,766	0	0
Total Basis Method Tax Credit Calculation	961,766		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

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

23,661,983	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount <input type="text" value=" 0"/>	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig <input type="text"/>
19,447,832		
5,600,000		
13,847,832		
/ 10		
1,384,783	Federal	State
1.4000	= <input type="text" value=" 0.9000"/>	+ <input type="text" value=" 0.5000"/>
989,131		
950,000		
950,000		
950,000		

PART FOUR - USES OF FUNDS - 2017-045 White Circle Phase 3, Marietta, Cobb County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

* To all applicants: in addition to your other comments, please provide methodology for determining applicable construction hard costs.

We are currently under construction on the first phase of White Circle with similar construction as the product proposed here. We are basing our hard cost estimate on these numbers.

Impact Fee estimates are located in Tab 01 for feasibility. We obtained these from our contractor who is doing the work on Phase 1.

PART FOUR (b) - OTHER COSTS - 2017-045 - White Circle Phase 3 - Marietta - Cobb, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

FHA MIP

MIP is required to be paid for 2 years at closing.

Total Cost

Total Basis

FHA Exam Fee

Per loan docs, fee is required at closing.

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box]

[Empty justification box]

Total Cost

DCA-RELATED COSTS

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

[Empty description box]

[Empty justification box]

Total Cost

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

[Empty description box]

[Empty justification box]

Total Cost

EQUITY COSTS

Legal Costs Related to the closing.

This is the cost expected to be paid to our attorneys to manage the legal aspects of the closing.

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification
<hr/>	

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-045 White Circle Phase 3, Marietta, Cobb 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

MHA PBRA Utility Allowances		
August 26, 2016	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			12	14	17		
Cooking	Electric	X			7	9	9		
Hot Water	Electric	X			12	17	27		
Air Conditioning	Electric	X			10	13	17		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			37	40	44		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			32	47	77		
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	110	140	191	0

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									
Total Utility Allowance by Unit Size					0	0	0	0	0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

DCA COMMENTS

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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	14	59	35	0	0	108
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	6,000	34,650	43,750	0	84,400
0	0	0	0	0	0
0	6,000	34,650	43,750	0	84,400
0	4,500	27,300	0	0	31,800
0	10,500	61,950	43,750	0	116,200
0	0	0	0	0	0
0	10,500	61,950	43,750	0	116,200

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

20,928

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	105,000
Maintenance Salaries & Benefits	67,500
Support Services Salaries & Benefits	50,000
Other (describe here)	
Subtotal	222,500

On-Site Office Costs

Office Supplies & Postage	15,500
Telephone	9,000
Travel	2,700
Leased Furniture / Equipment	4,500
Activities Supplies / Overhead Cost	9,000
Other (describe here)	
Subtotal	40,700

Maintenance Expenses

Contracted Repairs	22,500
General Repairs	23,500
Grounds Maintenance	27,000
Extermination	8,000
Maintenance Supplies	7,500
Elevator Maintenance	
Redecorating	18,000
Other (describe here)	
Subtotal	106,500

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	12,000
Accounting	14,000
Advertising	22,500
Other (describe here)	
Subtotal	48,500

Utilities (Avg\$/mth/unit)

Electricity	25	33,000
Natural Gas	0	
Water&Swr	12	16,000
Trash Collection		7,000
Other (describe here)		
Subtotal		56,000

Taxes and Insurance

Real Estate Taxes (Gross)*	21,168
Insurance**	21,421
Other (describe here)	
Subtotal	42,589

Management Fee:

	49,631
494.14 Average per unit per year	
41.18 Average per unit per month	

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

TOTAL OPERATING EXPENSES **566,420**

#VALUE! Average per unit 5,244.63
 Total OE Required **#VALUE!**

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

Proposed average RR/unit amount:	250
----------------------------------	-----

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	108 units x \$250 =	27,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	108	27,000

TOTAL ANNUAL EXPENSES **593,420**

V. APPLICANT COMMENTS AND CLARIFICATIONS

*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation. Similar to White Cir Phase 1 [2015-064], we will be exempt from taxes on the affordable units. However, we are estimating that we will pay property taxes on the market rate units based on the average property taxes per unit being paid by other tax credit properties (that do not have Private Enterprise Agreements) in the market. This is fully explained in the information provided in tab 1.

**To all Applicants: in addition to your other comments, please provide methodology for insurance calculation. An insurance quote is included in Tab 1.

Unit mix and rent ties to the marketing data in the market study.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-045 White Circle Phase 3, Marietta, Cobb 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:	-0.50%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	1,046,400	1,067,328	1,088,675	1,110,448	1,132,657	1,155,310	1,178,416	1,201,985	1,226,024	1,250,545
Ancillary Income	20,928	21,347	21,773	22,209	22,653	23,106	23,568	24,040	24,520	25,011
Vacancy	(74,713)	(76,207)	(77,731)	(79,286)	(80,872)	(82,489)	(84,139)	(85,822)	(87,538)	(89,289)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(516,789)	(532,293)	(548,261)	(564,709)	(581,651)	(599,100)	(617,073)	(635,585)	(654,653)	(674,292)
Property Mgmt	(49,631)	(50,623)	(51,636)	(52,669)	(53,722)	(54,796)	(55,892)	(57,010)	(58,150)	(59,313)
Reserves	(27,000)	(27,810)	(28,644)	(29,504)	(30,389)	(31,300)	(32,239)	(33,207)	(34,203)	(35,229)
NOI	399,195	401,742	404,175	406,489	408,677	410,731	412,641	414,401	416,001	417,433
Mortgage A	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)
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	106,616	109,163	111,596	113,911	116,099	118,152	120,063	121,822	123,423	124,854
DCR Mortgage A	1.39	1.40	1.41	1.41	1.42	1.43	1.43	1.44	1.45	1.45
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.39	1.40	1.41	1.41	1.42	1.43	1.43	1.44	1.45	1.45
Oper Exp Coverage Ratio	1.67	1.66	1.64	1.63	1.61	1.60	1.59	1.57	1.56	1.54
Mortgage A Balance	5,544,328	5,486,295	5,425,802	5,362,743	5,297,011	5,228,491	5,157,066	5,082,613	5,005,002	4,924,101
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-045 White Circle Phase 3, Marietta, Cobb 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:	-0.50%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,275,556	1,301,067	1,327,088	1,353,630	1,380,703	1,408,317	1,436,483	1,465,213	1,494,517	1,524,407
Ancillary Income	25,511	26,021	26,542	27,073	27,614	28,166	28,730	29,304	29,890	30,488
Vacancy	(91,075)	(92,896)	(94,754)	(96,649)	(98,582)	(100,554)	(102,565)	(104,616)	(106,709)	(108,843)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(694,521)	(715,357)	(736,818)	(758,922)	(781,690)	(805,140)	(829,295)	(854,173)	(879,799)	(906,193)
Property Mgmt	(60,500)	(61,710)	(62,944)	(64,203)	(65,487)	(66,796)	(68,132)	(69,495)	(70,885)	(72,303)
Reserves	(36,286)	(37,374)	(38,496)	(39,650)	(40,840)	(42,065)	(43,327)	(44,627)	(45,966)	(47,345)
NOI	418,685	419,751	420,619	421,278	421,718	421,928	421,894	421,605	421,049	420,212
Mortgage A	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)
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	126,107	127,172	128,040	128,699	129,139	129,349	129,315	129,027	128,471	127,634
DCR Mortgage A	1.46	1.46	1.46	1.46	1.47	1.47	1.47	1.47	1.46	1.46
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.46	1.46	1.46	1.46	1.47	1.47	1.47	1.47	1.46	1.46
Oper Exp Coverage Ratio	1.53	1.52	1.50	1.49	1.47	1.46	1.45	1.44	1.42	1.41
Mortgage A Balance	4,839,769	4,751,861	4,660,226	4,564,706	4,465,134	4,361,341	4,253,147	4,140,365	4,022,801	3,900,252
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-045 White Circle Phase 3, Marietta, Cobb 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:	-0.50%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,554,895	1,585,993	1,617,713	1,650,067	1,683,069	1,716,730	1,751,065	1,786,086	1,821,808	1,858,244
Ancillary Income	31,098	31,720	32,354	33,001	33,661	34,335	35,021	35,722	36,436	37,165
Vacancy	(111,020)	(113,240)	(115,505)	(117,815)	(120,171)	(122,575)	(125,026)	(127,527)	(130,077)	(132,679)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(933,378)	(961,380)	(990,221)	(1,019,928)	(1,050,526)	(1,082,041)	(1,114,503)	(1,147,938)	(1,182,376)	(1,217,847)
Property Mgmt	(73,749)	(75,224)	(76,728)	(78,263)	(79,828)	(81,425)	(83,053)	(84,714)	(86,408)	(88,137)
Reserves	(48,765)	(50,228)	(51,735)	(53,287)	(54,885)	(56,532)	(58,228)	(59,975)	(61,774)	(63,627)
NOI	419,081	417,641	415,879	413,776	411,320	408,492	405,276	401,655	397,609	393,119
Mortgage A	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)
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	126,503	125,063	123,300	121,198	118,741	115,913	112,698	109,076	105,030	100,540
DCR Mortgage A	1.46	1.45	1.45	1.44	1.43	1.42	1.41	1.40	1.38	1.37
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.46	1.45	1.45	1.44	1.43	1.42	1.41	1.40	1.38	1.37
Oper Exp Coverage Ratio	1.40	1.38	1.37	1.36	1.35	1.33	1.32	1.31	1.30	1.29
Mortgage A Balance	3,772,507	3,639,344	3,500,536	3,355,841	3,205,011	3,047,786	2,883,894	2,713,053	2,534,967	2,349,330
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-045 White Circle Phase 3, Marietta, Cobb 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:	-0.50%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,895,409	1,933,317	1,971,983	2,011,423	2,051,651
Ancillary Income	37,908	38,666	39,440	40,228	41,033
Vacancy	(135,332)	(138,039)	(140,800)	(143,616)	(146,488)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,254,383)	(1,292,014)	(1,330,774)	(1,370,698)	(1,411,819)
Property Mgmt	(89,899)	(91,697)	(93,531)	(95,402)	(97,310)
Reserves	(65,536)	(67,502)	(69,527)	(71,613)	(73,761)
NOI	388,167	382,731	376,791	370,323	363,306
Mortgage A	(287,579)	(287,579)	(287,579)	(287,579)	(287,579)
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	95,589	90,153	84,212	77,745	70,728
DCR Mortgage A	1.35	1.33	1.31	1.29	1.26
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.35	1.33	1.31	1.29	1.26
Oper Exp Coverage Ratio	1.28	1.26	1.25	1.24	1.23
Mortgage A Balance	2,155,822	1,954,108	1,743,841	1,524,659	1,296,183
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-045 White Circle Phase 3, Marietta, Cobb 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="-0.50%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="5.00%"/>
Expense Growth Rate (3.00%)	<input type="text" value="No"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value=""/>
Percent of Effective Gross Income	<input type="text" value="Yes"/>	--> If Yes, indicate actual percentage:	<input type="text" value="5.000%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)

--	--

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The financial model and the real estate development plan is prepared in compliance with all DCA underwriting criteria and the criteria set forth in its QAP.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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	
Detached/Semi-Detached						
Efficiency	0	0	139,407 x 0 units = 0	0	153,347 x 0 units = 0	0
1 BR	1	0	182,430 x 0 units = 0	0	200,673 x 0 units = 0	0
2 BR	2	0	221,255 x 0 units = 0	0	243,380 x 0 units = 0	0
3 BR	3	0	270,488 x 0 units = 0	0	297,536 x 0 units = 0	0
4 BR	4	0	318,270 x 0 units = 0	0	350,097 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>
Row House						
Efficiency	0	0	130,931 x 0 units = 0	0	144,024 x 0 units = 0	0
1 BR	1	0	171,658 x 0 units = 0	0	188,823 x 0 units = 0	0
2 BR	2	0	208,792 x 0 units = 0	0	229,671 x 0 units = 0	0
3 BR	3	0	256,678 x 0 units = 0	0	282,345 x 0 units = 0	0
4 BR	4	0	304,763 x 0 units = 0	0	335,239 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>
Walkup						
Efficiency	0	0	108,868 x 0 units = 0	0	119,754 x 0 units = 0	0
1 BR	1	0	150,379 x 0 units = 0	0	165,416 x 0 units = 0	0
2 BR	2	0	190,725 x 0 units = 0	0	209,797 x 0 units = 0	0
3 BR	3	0	249,057 x 0 units = 0	0	273,962 x 0 units = 0	0
4 BR	4	0	310,346 x 0 units = 0	0	341,380 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>
Elevator						
Efficiency	0	0	112,784 x 0 units = 0	0	124,062 x 0 units = 0	0
1 BR	1	14	157,897 x 14 units = 2,210,558	0	173,686 x 0 units = 0	0
2 BR	2	59	203,010 x 59 units = 11,977,590	0	223,311 x 0 units = 0	0
3 BR	3	35	270,681 x 35 units = 9,473,835	0	297,749 x 0 units = 0	0
4 BR	4	0	338,351 x 0 units = 0	0	372,186 x 0 units = 0	0
<i>Subtotal</i>	<i>108</i>	<i>108</i>	<i>23,661,983</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	108		23,661,983	0	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

19,447,832

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

3

Project Cost Limit (PCL)

23,661,983

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

DCA's Comments:

The total development cost is within DCA's per-unit cost limits.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

This phase of the White Circle development will support a family tenancy

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Kids Club Activities, Single Parent programs
Cultural Enrichment Programs, Tutoring for kids, GED programs for Adults

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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.

Walton Communities will provide services as part of their management responsibilities. Many activities will be made available to our residents on an ongoing basis at the property.

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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.	Tad Scepaniak/Real Property Research Group	
B.	five-six months	
C.	97.90%	
D.	6.70%	

Pass?

Project Nbr	Project Name
1	2015-064 White Circle Ph 1
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.

Threshold Justification per Applicant

Tab 5 contains a market study prepared by Real Property Research Group (RPRG) in accordance with the DCA Market Study Manual and requirements of the QAP. The market study indicates strong support for White Circle Phase 3, both from the standpoint of lease-up and occupancy, and the strength of our rental assumptions. No LIHTC projects have been funded in the last 5 years, except for Phase 1 of the proposed community.

DCA's Comments:

6 APPRAISALS

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

Appraiser's Name:	Hall Rigdon & Associates, Inc	
A.	Yes	
B.	Yes	
1)	Yes	
2)	No	
3)	Yes	
4)		
C.	No	
D.		
1)	No	
2)	No	
3)	No	

Pass?

Threshold Justification per Applicant

Appraisal exceeds the price the project is paying for the land by 40%. The appraisal included is inclusive of the majority of the parcel conveyance outlined in the ground lease in tab 8. The acreage not included in this appraisal is currently under control of another phase of the proposed rental community.

While the property has not been rezoned, upon purchase by MHA identified parcel will no longer be subject to zoning requirements- see Tab 10 letter from County regarding this matter

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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.

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PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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. Enercon	
------------	--

B. Is a Phase II Environmental Report included?

B. Yes	
--------	--

C. Was a Noise Assessment performed?

C. Yes	
--------	--

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

1) Arpeggio Acoustic	
2) 73	

North Cobb Parkway, CSX

D. Is the subject property located in a:

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

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

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

- 1) Lead-based paint?

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

Yes	
-----	--
- 3) Water leaks?

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

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

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

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

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

No	
----	--
- 12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

- 9) Mold?

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

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

Yes	
-----	--

There were no "historical" findings, but there is a Civil War feature on the site from which the site plan maintains an adequate buffer. Site planned in coordination with the Archeologist's recommendations.

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

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

1)	
2)	
3)	

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

G.	
----	--

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>>	
---------------	--

I. List all contiguous Census Tracts:

I.	
----	--

J. Is Contract Addendum included in Application?

J.	
----	--

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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.

Noise mitigation plan included in Tab 7, interior spaces will be at appropriate decibel levels subsequent to noise attenuation. All outdoor amenities are currently at an acceptable noise level. Once the building is built, the noise level will fall even further as it will attenuate the noise coming from US41.

The planned construction on the subject property must be constructed in accordance with current EPA requirements for radon resistant construction techniques, including, but not limited to, ASTM E 1465-08: Standard Practice for Radon Control Options for Design and Construction of New Low-Rise Residential Buildings. All new structures must be tested for radon following completion of construction.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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: **SEE COMMENT**
- B. Form of site control: **Ground lease/Option**
- C. Name of Entity with site control: **White Circle Phase 3 L.P.**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

Threshold Justification per Applicant

Option to Lease expires 12 months following the date of Tax Credit Award. The Land will be leased to the project partnership by The Housing Authority of the City of Marietta, Georgia.

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.	Yes	

Threshold Justification per Applicant

All necessary easements for accessing the property are contained in Tab 9. MHA owns the land over which an easement will be required. At the closing of Phase 1, a reciprocal easement agreement was signed giving future phases the ability to use the access that fronts White Circle. Because of site conditions we had to move the drive for Phase 3 behind the leasing office and, as such, we have an additional access easement that provides use of that portion of the property.

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

Threshold Justification per Applicant

As MHA is exempt from zoning per Cobb County ordinance 134-3, included in tab 10 for reference, the limitations of density or other zoning restrictions do not apply.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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

Not applicable

Pass?

Threshold Justification per Applicant

2) Electric

Cobb EMC

1)

2)

Yes

See Tab 11 for Cobb EMC letter. The property will be "all electric", and not feature any natural gas on site.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?

A1)

No

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

2)

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

1) Public water

Cobb County Water System

B1)

Yes

2) Public sewer

Cobb County Water System

2)

Yes

Threshold Justification per Applicant

This project is not a single-family Rural Project. See Tab 12 for a letter from Cobb County Water System experssing its policy to provide wastewater treatment (i.e. sewer) and water for the site.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

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

A.

Yes

Agree

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

A1)

Room

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

A2)

Covered Porch

If "Other", explain here

3) On site laundry type:

A3)

On-site laundry

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

B.

Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

1) Equipped Playground

3)

2) Wellness Center

4)

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

C.

Agree

1) HVAC systems

1)

Yes

2) Energy Star refrigerators

2)

Yes

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

3)

Yes

4) Stoves

4)

Yes

5) Microwave ovens

5)

Yes

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

6a)

Yes

b. Electronically controlled solid cover plates over stove top burners

6b)

No

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

D.

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

1)

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

2)

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

3a)

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

3b)

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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.

We agree to offer the above-referenced site and unit amenities as part of the White Circle development. We are proud to produce these features in the highest and most marketable quality possible. The amenities will conform to the requirements of the amenity guidebook as required by DCA.

There will also be a Furnished Arts & Crafts/Activity Center that we will provide in addition to what is required.

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

- 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?

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

- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?
Name of qualified BPI Building Analyst or equivalent professional:

B.

C.

- 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.

D.
1)
2)
3)
4)

- 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?**

E.

Threshold Justification per Applicant

As the White Circle development is a new construction project, this section does not apply.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

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

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

Threshold Justification per Applicant

We have included the site information and conceptual, preliminary site plan in Tab 15. All pertinent items related to the site itself are indicated.

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

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

A. Agree
B. Agree

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Threshold Justification per Applicant

We are committed to offering our residents the most sustainable and energy-efficient living spaces, fixtures, and appliances possible to promote not only conservation, but healthful and economically-viable living environments.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	6	6	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	3	3	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	3	3	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team
 The DCA qualified consultant will perform the following: Name of Accessibility Consultant **Larry Hamrick-Diligent Construction Svcs**
 - 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
 - 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
 - 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
 - 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

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

Threshold Justification per Applicant

We are committed to maintaining site and unit accessibility for all residents, including those with mobility and sensory disabilities.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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)

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)

--	--

2)

Threshold Justification per Applicant

Our construction partner Walton Building Services is renowned throughout the community as a top-tier contractor whose construction practices, features, and techniques will result in the highest quality and most sustainable buildings possible.

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

The three changes we have made since the pre-application submission are:
 1. Lemon Street Development Corporation will be the Development Consultant instead of the Developer Entity
 2. Marietta Housing Authority will be the Developer Entity
 3. This will not be submitted under the non-profit set aside.

 This structure and all necessary documentation is being resubmitted in tab 19 of our application. MHA is the sole member of LSDC.

DCA's Comments:

Pass?

A.

No	
-----------	--

B.

Yes	
------------	--

C.

Yes	
------------	--

D.

No	
-----------	--

E. **Certifying GP/Developer**

F. **<< Select Designation >>**

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?

Pass?

A.

Yes	
------------	--

B.

No	
-----------	--

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

C. 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?

Yes	

Threshold Justification per Applicant

Due to the changes in the above, we are resubmitting documentation necessary for qualification. No compliance history has changed since the pre-application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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

Applicant is not applying 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:

Pass?

Threshold Justification per Applicant

We are not seeking HOME loans under the CHDO set-aside.

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?

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

Threshold Justification per Applicant

The nonprofit legal opinion is included in Tab 21

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

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

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

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

Threshold Justification per Applicant

No residents will be relocated or displaced as a result of this project.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

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

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

Threshold Justification per Applicant

We agree to incorporate an AFFH Marketing Plan which will outline our strategy to market our units to the widest range of potential residents, including those who might be least likely to otherwise live in this community.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Pass?

PART EIGHT - THRESHOLD CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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.

As reflected in the market study this site has been selected in a high demand area. In addition, the schools (which are the single most valuable resource that will be utilized by the residents) are excellent and will be a tremendous benefit to the residents.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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

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

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

Score Value	Self Score	DCA Score
92	67	20
10	10	10
A.	0	0
B.	0	0

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	67	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **108**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

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:	
17	

15.74%	0.00%
1	0

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

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

Is the completed and executed DCA Desirable/Undesirable Certification form included in the appropriate application tab, in both the original Excel version and signed PDF?

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

Scoring Justification per Applicant

13	12	0
	Yes	
12	12	
1	0	
various	0	

The community is a short driving distance to Barrett Parkway which has numerous business parks, retail centers, banking and health care options. The project is also a short distance from Kennesaw Mountain National Battlefield and Park.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 3. Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 4. Paved Pedestrian Walkway is in existence by Application Submission. If not, but is immediately adjacent to Applicant site, Applicant has submitted documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the Walkway will be built.
- 5. The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.
- 6. Transportation service is being publicized to the general public.

3	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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

Score Value	Self Score	DCA Score
TOTALS:	92	67 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

Route and Schedule are shown on the same page in the links provided.

The sidewalk adjacent to the site will be built at the same time as the property itself. Please see letter in tab 27 showing location, timing, cost, and permission to build.

DCA's Comments:

For ALL options under this scoring criterion, regardless of Competitive Pool chosen , provide the information below for the transit agency/service:	
Cobb County Department of Transportation-Cobb Linc	770-528-1600
https://cobbcounty.org/index.php?option=com_content&view=article&id=4457:route-45&catid=427&Itemid=2073	
https://cobbcounty.org/index.php?option=com_content&view=article&id=4457:route-45&catid=427&Itemid=2073	

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

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 ltr stating that property appears to meet requiremts for issuance of EPD No Further Action or Limitation of Liability ltr

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

Yes/No	Yes/No

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily
Flexible

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

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

Date of Course	4/21/17	Noel Taylor	Marietta Housing Authority
Date of Course		<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

Yes	
------------	--

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

Yes	
------------	--

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

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

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		N/a	

1. EarthCraft Communities

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

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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TOTALS:	Score Value	Self Score	DCA Score
	92	67	20

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:

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

<<Enter LEED AP's Name here>>

<<Enter LEED AP 's Company Name here>>

Commitments for Building Certification:

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

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

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

B.	Yes	
----	-----	--

C. Exceptional Sustainable Building Certification

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? 3

	Yes/No	Yes/No
C.	No	

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

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

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

Scoring Justification per Applicant

We commit to obtaining the Earthcraft Multifamily certification. Our preliminary score sheet is included in Tab 29.

We have a letter and preliminary model from a qualified sustainability expert in tab 29 certifying that we will achieve more than a 10% improvement over the baseline rating

DCA's Comments:

7. STABLE COMMUNITIES

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

7	1	0
---	---	---

A Census Tract Demographics

3	0	
---	---	--

& Competitive Pool chosen: Flexible

	Yes/No	Yes/No
B.	Yes	

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

2. Less than **20%** below Poverty level (see Income) Actual Percent **18.17%**

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

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".)

	No	
--	----	--

C. Georgia Department of Public Health Stable Communities

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

Per Applicant	Per DCA
B3	<Select>

2	1	0
---	---	---

D. Mixed-Income Developments in Stable Communities

Market units: **32** Total Units: **108** Mkt Pct of Total: **29.63%**

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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Score Value	Self Score	DCA Score
TOTALS:	92	67
	10	20
	7	0
	No	
	N/a	
	Yes	

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?	No		Yes	
	<Enter page nbr(s) from Plan>		pg 7-9	
b) Includes public input and engagement during the planning stages?	No		Yes	
	<Enter page nbr(s) from Plan>		pg 22 - 26	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	No		Yes	
	<Enter page nbr(s) from Plan >		pg 32	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities?	No		Yes	
	<Enter page nbr(s) from Plan>		pg. 32	
	No		Yes	
	<Enter page nbr(s) from Plan>		pg. 32	
e) Discusses resources that will be utilized to implement the plan?	No		Yes	
	<Enter page nbr(s) from Plan>		pg. 32	
f) Is included in full in the appropriate tab of the application binder?	No		Yes	

Website address (URL) of Revitalization Plan:

Not Applicable

Website address (URL) of Transformation Plan:

http://www.mariettahousingauthority.org/images/7010_CTP.pdf

A. Community Revitalization

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

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

i.) Enter page nbr(s) here

ii.)

2 A.

--	--

 Yes/No Yes/No

i.)		
ii.)		

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

a)

b) <<Select Event 1 type>> <<Select Event 2 type>>

c) <<Select Entity 1 type>> <<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 - 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- Project is in a QCT? **No** Census Tract Number: **306.1** Eligible Basis Adjustment: **<<Select>>**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	67	20

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	Marietta Housing Authority	Website	http://www.mariettahousingauthority.org/		
Contact Name	Noel Taylor	Direct Line	(770) 419-5140	Email	ntaylor@mariettahousingauthority.org
				Yes/No	Yes/No

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

CBO 1 Name	Marietta Police Athletic League	Purpose:	sports as a basis for positive interaction between police and kids	Letter of Support included?	
Community/neighborhd where partnership occurred	Marietta	Website	http://www.mariettapal.org/		
Contact Name	Daneeee Badio-McCray	Direct Line	770-794-5425	Email	dbadio@marietta.ga.gov
				Yes	
CBO 2 Name	CobbWorks	Purpose:	Employment	Letter of Support included?	
Community/neighborhd where partnership occurred	Marietta	Website	cobbworks.org		
Contact Name	John Helton	Direct Line	770.528.4300	Email	jhelton@cobbworks.org
				Yes	

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.

MHA has provided over \$118,000 in funds over the last 3 years to numerous community organizations and individuals including the Police Athletic League, Marietta High Touchdown Club, College scholarships for public housing residents, summer camp scholarships and many more. The majority of MHA's philanthropy is to the direct benefit of individuals. Please see explanation in tab 31

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?	20	Yes	
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	Must Ministries	Website	https://www.mustministries.org/
Contact Name	Chris Fields	Direct Line	(770) 790-3890
		Email	cfields@mustministries.org

2. Quality Transformation Plan

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

4

2.

a) <i>Public and Private Engagement</i>	Tenancy: Family	Yes	
Family Applicants must engage at least <u>two</u> different Transformation Partner types, while Senior Applicants must engage at least <u>one</u> . <u>Applicant agrees?</u>		Yes	

i. Transformation Partner 1	Local K-12 school district rep	Date of Public Meeting 1 between Partners	5/8/17
Org Name	Sprayberry High School	Date(s) of publication of meeting notice	4/21/2017
Website	http://www.cobbk12.org/Sprayberry/	Publication(s)	Marietta Daily Journal
Contact Name	Joseph Sharp	Social Media	
Direct Line	770-578-32 x 223	Mtg Locatn	178 Roberts Trail, Marietta GA
Email	joseph.sharp@cobbk12.org	Which Partners were present at Public Mtg 1 between Partners?	1 and 2
Role	Principal		

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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Score Value	Self Score	DCA Score
TOTALS:	92	67
		20

ii. Transformation Partner 2	Local health provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	5/11/17
Org Name	WellStar		Date(s) of publication of meeting notice	
Website	www.wellstar.org		Publication(s)	4/21/2017
Contact Name	Cecelia Patellis	Direct Line 770.793.7181	Social Media	
Email	Cecelia.Patellis@WellStar.org		Mtg Locatn	1425 Ridenour Blvd NW, Kennesaw GA
Role	Assistant Vice President, WellStar, Community Education & Outreach		Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "I" or "ii" below for (b).			Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. N/a
or	Nbr of Respondents			
ii. Public Meetings				ii. Yes
Meeting 1 Date	5/8/17	Dates: Mtg 2	5/11/17	Mtg Notice Publication
Date(s) of publication of Meeting 1 notice	4/21/2017	Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?		
Publication(s)	Marietta Daily Journal	Publication(s)	Marietta Daily Journal	
Social Media		Social Media		
Meeting Location	178 Roberts Trail, Marietta GA	Mtg Locatn	1425 Ridenour Blvd NW, Kennesaw GA	
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	Cost of Health and Wellness Services			
Goal for increasing residents' access	Increase free and low-cost healthcare options			
Solution and Who Implements	monthly screening and wellness services in partnership with FHCGA at the proposed property			
Goal for catalyzing neighborhood's access	Partnership between MUST ministries and Wellstar for free/low cost clinic services			
Solution and Who Implements	MUST and MHA			
ii. Local Population Challenge 2	Traffic congestion Impedes transportation to services			
Goal for increasing residents' access	reduction vehicle traffic			
Solution and Who Implements	Town Center CID			
Goal for catalyzing neighborhood's access	Advance South Barrett Reliever, bike share, signal timing			
Solution and Who Implements	Town Center CID			
iii. Local Population Challenge 3	Availability of Health and Wellness Services			
Goal for increasing residents' access	Promote Availablity of Services within the target neighborhood			
Solution and Who Implements	MUST, WellStar			
Goal for catalyzing neighborhood's access	Increase access to services			
Solution and Who Implements	provide van transport to area services			
iv. Local Population Challenge 4	Public Trasportation limitations			
Goal for increasing residents' access	Inrease options for public transport			
Solution and Who Implements	Support and advance Circulator study and CobbLinc Route 10x Town Center CID			
Goal for catalyzing neighborhood's access	Increase options			
Solution and Who Implements	Support and advance Circulator study and CobbLinc Route 10x Town Center CID			
v. Local Population Challenge 5	Lack of Affordable Rental Housing			
Goal for increasing residents' access	develop new mutlifamily rental housing			
Solution and Who Implements	Utilize available funding streams including LIHTC to produce new housing			
Goal for catalyzing neighborhood's access	Increase housing affordability in North-Central Cobb County			

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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

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Score Value	Self Score	DCA Score
TOTALS: 92	67	20

Solution and Who Implements

invest in the rehabilitation and new construction of affordable housing and in tenant-based voucher programs to increase housing affordability-Cobb CDBG

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Family

4	1	
1	1.	1

Source	Developer Fee Paid at Initial Closing	
Contact	Noel Taylor	Direct Line (770) 419-5140
Email	ntaylor@mariettahousingauthority.org	
Bank Contact	Mary Karras	Direct Line (770) 514-3069

Bank Name	Bank of North Georgia
Account Name	Community Improvement Fund
Bank Website	www.bankofnorthgeorgia.com
Contact Email	marykarras@bankofnorthgeorgia.com

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

Description of Use of Funds: These funds address the Barriers to Education Services listed on page 29 of the Community Transformation Plan and will be used to support increasing educational achievement for children under the age of 18 living at the property and in partiuclar, to support literacy and holistic family support programming.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. The funds allocated by Marietta Housing Authority will be used for the primary support of the "Ready to Learn" Program operation. This innovative education program delivers critical literacy supports and assessment to elementary school students to help further academic achievement and high school graduation rates. In addition, students participating in the program will be surrounded by an array of supportive services to promote healthy, stable homes. Supports to be funded by the Community Improvement fund may include, but are not limited to:

- Access to onsite wellness programming and healthy lifestyle education for families
- Assessment and tutoring
- Assistance with transportation to the Kennesaw State University Literacy Center
- Leveled library of books for teaching and practice and materials for learning
- Provision of needed school supplies and uniforms
- Support programs to help parents meet challenges related to healthcare, employment, transportation and continuing educatio

2. Long-term Ground Lease

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

1	2.		
		N/a	
		N/a	

3. Third-Party Capital Investment

Competitive Pool chosen: **Flexible**

2	3.		
---	----	--	--

Unrelated Third-Party Name
 Unrelated Third-Party Type

<Select unrelated 3rd party type>	Improvement Completion Date
-----------------------------------	-----------------------------

Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?

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

_____ miles

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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Score Value	Self Score	DCA Score
TOTALS:	92	67
		20

Description of Investment or Funding Mechanism			
Description of Investment's Furtherance of Plan			
Description of how the investment will serve the tenant base for the proposed development			
Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC): 19,447,832

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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Score Value	Self Score	DCA Score
TOTALS:	92	67
	10	20
D.		
1.	N/a	
2.	N/a	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

Applicant is applying for points under the Community Transformation Plan. There were no community revitalization strategies that met the definition of the Community Revitalization Plan. We did however incorporate feedback into the Community Transformation Plan from these previous strategies.

The applicant engaged with the community in two public meetings, both of which involved stakeholders representing service providers from the community.

From these inputs and under the guidance of the Community Quarterback, a Community Transformation Plan was developed.

In addition, as is consistent with the philanthropic activities of the Developer Entity, the applicant is committing \$50,000 of the initial developer fee of the project to be placed in a separate account and used over the first 5 years after the project is placed in service to help promote the goals of the Community Transformation Plan.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4	3	0
----------	----------	----------

A. Phased Developments

Competitive Pool chosen:

Flexible

Phased Development?

Yes- w/Master Plan

2015-064

3	3	
----------	----------	--

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:

2015-064

Name

White Circle Phase 1

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

Number:

Name

White Circle Phase 2 is a planned 2017 4% Bond deal

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?

1.	Yes	
2.	Yes	
3.	No	
4.	Yes	

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

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

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

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

OR

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4	0	0
----------	----------	----------

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

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

(additional point)

3	1.	
1	2.	
2	3.	

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	67	20

Scoring Justification per Applicant

The community was designed as a multi-phase community from the beginning. We had site control of all phases prior to closing on the first phase. Tab 32 contains the site plan for the multi-phase deal, the site control documents that cover all the phases, and the deed to secure the loan on the first phase that closed 8/31/2016.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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TOTALS:	Score Value	Self Score	DCA Score
	92	67	20
	2	2	0
		Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

Stabilized comps are 2.1% vacant. Capture rates are well below DCA's criteria. This community will have affordable rents that are 30% less than market. In addition, several 4% family communities are ageing out of compliance in the submarket. Affordable housing is very needed in this market.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.		

12. EXCEPTIONAL NON-PROFIT

0

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	3	
	Yes/No	Yes/No

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2

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

Unit Total

108

MGP	White Circle Phase 3 GP, LLC	0.0100%	Patricia L. Bennett	NPSponsr	Lemon Street Development Corporati	0.0000%	Patricia L. Benn
OGP1	0	0.0000%	0	Developer	Lemon Street Development Corporati	0.0000%	Patricia L. Benn
OGP2	0	0.0000%	0	Co-Developer 1	The Housing Authority of the City of Iv	0.0000%	Marion C. Waldr
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	TBD - Commitment Letters are from	98.9900%	Brian Womble	Developmt Consult	0	0.0000%	0
State LP	TBD - Commitment Letters are from	1.0000%	Brian Womble				

Scoring Justification per Applicant

DCA's Comments:

We are not a rural community.

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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

TOTALS:

92	67	20
2	0	0

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

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

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

B. Designated Military Zones

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

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

City: **Marietta** County: **Cobb** QCT? **No** Census Tract #: **306.1**

Scoring Justification per Applicant

DCA's Comments:

We are neither a GICH or Military Zone.	
---	--

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

4

4	0
Yes/No	Yes/No

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.

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	5,600,000
Total	5,600,000

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

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

19,447,832
28.7950%

0.0000%

We will be using a 221d4 for more than 15% of our financing.
--

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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

TOTALS: **92** **67** **20**

3

Yes	
-----	--

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

11
76
8
8

3

2	0	
2	0	
1.	Agree	

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%

3

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

Scoring Justification per Applicant

We agree to participate in the DCA-administered Section 811 voucher program, on an as-needed basis as determined by DCA and GDBHDD, for up to 10% (or 11) total units. The purpose of this is to afford housing choices in an integrated community setting to persons with mental and behavioral disabilities that are the subject of the Olmstead Settlement.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

Historic Credit Equity:

2 **0** **0**

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:
Total Units
% of Total

0
108
0.00%

2 A.

B. Historic

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

Nbr Historic units:
Total Units
% of Total

0
108
0.00%

1 B.

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	67	20

DCA's Comments:

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

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	

The targeted health initiative proposed in this section is based on the findings of the Cobb County 2016 Community Health Needs Assessment (CHNA), Center for Disease Control Community Health Status Indicators (CHSI) and County Health Rankings and Reports, and are focused on, but not limited to:

Access to care-ACA Marketplace enrollment assistance, including PeachCare for kids

Healthy Lifestyles

- o Cardiovascular Management
- o Asthma Management
- o Diabetes screening
- o Health Education, focused on behavioral, physical and social health education.
- o Referral to the FHCGA clinic 2.5 miles from the project location

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

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

a)	Agree	
b)	Yes	
c)	Yes	

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

Occurrence

Cost to Resident

	Occurrence	Cost to Resident
a) ACA Health Insurance Enrollment Assistance-including Peachcare	Monthly	0
b) Cardiovascular mangment	Monthly	0-10
c) Diabetes Mangement	Monthly	0-10
d) Health Education Programs	Monthly	0

B. Healthy Eating Initiative 2 0 0

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

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?

a)		
b)		
c)		
d)		
e)		

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

2.		
----	--	--

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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Score Value	Self Score	DCA Score
TOTALS:	92	67 20

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

C. Healthy Activity Initiative

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

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

0	0
---	---

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
----	--

Scoring Justification per Applicant

MHA has developed a partnership with a strong provider of healthcare services to low income households-Services detailed in this section will also be supplemented by referrals to FHCGA clinic 2.5 miles from subject site. This partner will provide a variety of services on a monthly basis.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	0
Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Cobb County

Tenancy

Family

If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Bells Ferry Elementary	PK-5	No	79.20	87.20	82.30	81.80	82.63	Yes
b) Middle/Junior High	Daniell Middle	6-8	No	81.20	88.90	79.00	80.00	82.28	Yes
c) High	Sprayberry High	9-12	No	80.10	76.60	80.90	88.70	81.58	Yes
d) Primary/Elementary	Bells Ferry Elementary	PK-5	No						
e) Middle/Junior High	Daniell Middle	6-8	No						
f) High	Sprayberry High	9-12	No						

Scoring Justification per Applicant

Attendance zone map provided is most current- 2013-2014 school year. In addition, the schools that a property are districted for are shown in the print out from Cobb County's web site.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb 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%

Score Value	Self Score	DCA Score
TOTALS:	92	67 20
	2	2 0

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		31,812		
Min Exceeded by:	0.00%	112.08%	0.00%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs: 15,000
 Total Nbr of Jobs w/in the 2-mile radius: 31,812
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: 20,482
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: 64.38%

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	15,000	
Total Nbr of Jobs w/in the 2-mile radius	31,812	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	20,482	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	64.38%	0.00%

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

Scoring Justification per Applicant

There are a large number of jobs in close proximity to the project site. Barrett Parkway is less than a mile down US41. The Town Center Mall area is full of business parks and other job opportunities.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

Marietta Housing Authority, through our partners Columbia Residential and Walton Communities has always ensured compliance was maintained.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	67	20
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-045 White Circle Phase 3, Marietta, Cobb County

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**Score
Value**

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

TOTALS:

92

67

20

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

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

White Circle Phase 3

Marietta, Cobb County

The funds allocated by Marietta Housing Authority will be used for the primary support of the "Ready to Learn" Program operation. This innovative education program delivers critical literacy supports and assessment to elementary school students to help further academic achievement and high school graduation rates. In addition, students participating in the program will be surrounded by an array of supportive services to promote healthy, stable homes. Supports to be funded by the Community Improvement fund may include, but are not limited to:

- Access to onsite wellness programming and healthy lifestyle education for families
- Assessment and tutoring
- Assistance with transportation to the Kennesaw State University Literacy Center
- Leveled library of books for teaching and practice and materials for learning
- Provision of needed school supplies and uniforms
- Support programs to help parents meet challenges related to healthcare, employment, transportation and continuing education

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

White Circle Phase 3

Marietta, Cobb County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

White Circle Phase 3

Marietta, Cobb County

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

Scoring Section 16 - Innovative Project Concept Narrative

White Circle Phase 3

Marietta, Cobb County

Research affirms that reading comprehension by 3rd grade is a strong determiner of future academic success and High School Graduation. It is at this point that students no longer "learn to read" but "read to learn". An average of 16% of children not reading on grade level by 3rd grade do not graduate on time. For children living in poverty this number rises to 27%.

Obstacles that hinder a student, in even the school districts, obstruct children in low-income households to exponential effect. These challenges include; decent housing, access to healthcare, including mental healthcare, food insecurity, and lack of supplies needed to complete schoolwork.

White Circle Phase 3 is situated in the attendance zones of exceptional elementary, middle and high schools. In addition, since 2016 the project has been working with Dr. Shannon Howrey, Associate Professor of Reading and Literacy Education Reading Endorsement Coordinator at Kennesaw State University (KSU), the KSU "EDge" organization for future teachers, and Parents with a Purpose to develop an Innovative Approach to Literacy. This dedicated team has been focused on the critical benchmark of 3rd grade literacy and the "4th grade slump". To support this effort the "Ready to Learn" program has been developed to help children achieve quality education outcomes and break the cycle of intergenerational poverty.

Proposed services include:

- Education supports:

- o Assessment and tutoring through Kennesaw State University for literacy on grade level, with a focus on ensuring literacy on grade level by grade 3.

- o After school and summer tutoring, homework help and mentoring, onsite in the "Adventure Center" operated by Parents with a Purpose for k-5.

- o Reading program which provides an age-appropriate book-a-month and quarterly reading rewards for students, in addition to a kids' book sale and a parade in celebration of reading.

- o Teen service leadership opportunities focused on high school graduation through work and college visits with mentors.

- o Provide children in need with school supplies and school uniforms.

- Family Stability:

- o Low cost mental health and family counseling, including referrals for specialties such as domestic violence and substance abuse through Legacy Strategy Counseling, Summit Counseling, Cameron Butler Counseling, Family Mosaic Counseling and Laurie Chandler Counseling.

- o Access to onsite Wellness programming via our Wellness center and partnership with Family Healthcare group of Georgia.

- o "Raising Highly Capable Kids" Program

- * Provides caregivers and children strong conflict resolution, teamwork and civic engagement skills.

- o Monthly support programs for parents: cooking classes, financial education, parenting workshops and cultural enrichment programs with a focus on single parent's needs.

- Food Security:

- o Bi-weekly food cooperatives with the Food Security for America, which provides fruits and vegetables, package grocery items and frozen meats to resident families, for \$4 per session.

Our benchmark for success in this program will focused on progress towards ensuring children can read on grade level by grade 3, as well as High School graduation rates. Additional data collection will be related supportive program engagement and family success.

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]