

Project Narrative
Trinity Walk Phase III
Decatur, DeKalb County

Trinity Walk Phase III
Revitalization of Gateway Manor and 1111 Oakview Road Communities –
Project Description

INTRODUCTION

The Housing Authority of the City of Decatur, Georgia ("DHA"), acting through Preserving Affordable Housing, Inc. ("PAH"), is redeveloping Gateway Manor and 1111 Oakview Road – a combined HUD Section 8 Substantial Rehabilitation Property - in order to meet its continuing mission of preserving affordable housing within the City of Decatur.

PAH is a Georgia non-profit corporation established by DHA as an instrumentality for the development of affordable housing, including the preservation and redevelopment of Gateway Manor, comprised of two separate sites. DHA has 100% control of PAH by virtue of the members being all of DHA commissioners and by virtue of DHA's control over amendments to the Articles of Incorporation and Bylaws for PAH.

PROJECT OUTLINE

Gateway is a Section 8 Substantial Rehabilitation Project of 112 units. It is comprised of two distinct and separate sites located approximately 1.14 miles apart. Gateway Manor was 88 units total with 87 subsidized units and one conventional rental in 11 two-story buildings located at 421 West Trinity Place in downtown Decatur. Oakview is 24 units in one three-story building located at 1111 Oakview Road in south Decatur. The properties have been managed together and assisted under a single Housing Assistance Payment (HAP) Contract with HUD for Gateway Manor and 1111 Oakview Road (GA06-8023-015) with an effective date of June 29, 1981 and a Five Year Term of June 29, 2011 to June 28, 2016. As a part of the revitalization effort, HUD has extended the term of the HAP contract to 20 years for the 111 subsidized units on two sites.

Gateway Manor Apartments

Address: 421 W. Trinity Place, Decatur, GA 30030

Number of Units: 88 (One conventional unit #G-6, a 2br, was not subsidized)

Unit Inventory: 25 1-Bdrm Units, 44 2-Bdrm Units, and 19 3-Bdrm Units

Unit Type: 66 units were townhouses and 12 were garden flats.

Built: Approximately 1969

Oakview Apartments

Address: 1111 Oakview Road, Decatur, GA 30030

Number of Units: 24 1-Bdrm Units - Designated Elderly/Disabled Units that are subsidized.

Unit Type: Garden Flats

Built: Approximately 1960

1111 OAKVIEW ROAD EXISTING CONDITIONS

All the residents living at 1111 Oakview Road were transferred to units in the newly constructed Trinity Walk Phase I. The 1111 Oakview Road building is being demolished at this time.

At approximately 55 years of age, the units in Oakview are physically and functionally obsolete. The kitchens are inadequate, bathrooms need to be updated, building systems are deteriorating, and the building envelopes need significant repair. Significant energy efficiency enhancements are needed. Families had to walk through the bedroom to get to the only bathroom in the units. The dwelling units and site lack the modern amenities required for families and do not meet DCA's minimum requirements for the Low Income Housing Tax Credit Program.

While the community remained fully occupied due to the excellent location, DHA continued to invest heavily in required unit repairs just to maintain the property. Newly designed housing and an integrated on-site amenity package is needed to address the needs of the families and preserve the affordability of the units for the long term.

Even with the limitations of the obsolete housing, the communities remained fully occupied because of the excellent location. The City of Decatur is an exceptional award-winning city with a focus on a vibrant downtown and walkability. Residents of current 1111 Oakview community (the new Trinity Walk III) had immediate access to a MARTA rail station with multiple bus routes in less than one mile and MARTA bus stops within a short walking distance. There is a close proximity to shopping, parks, and nearby employment opportunities. The City Schools of Decatur are also the highest ranked in the Atlanta metropolitan area with the highest graduation rate.

Recognizing the quality of the Decatur community and the abundant opportunities available here, DHA and the City of Decatur sought to maintain economic diversity within the city by preserving the affordable housing stock in Decatur. DHA worked with the residents in a series of public meetings to form a revitalization strategy to address the site conditions.

TRINITY WALK DEVELOPMENT STRATEGY GOALS

In the revitalization effort for Gateway and Oakview, DHA has established the following goals:

- Replace Gateway and Oakview vibrant new construction housing
- Maintain affordability for the 111 units under the federal Section 8 housing subsidy
- Minimize relocation requirements
 - Allow some families with children in Decatur Schools to remain on site at Gateway
 - Allow some families to move into other DHA Housing within Decatur
 - Allow some families to remain on site in the Gateway community in order to keep children in the quality City Schools of Decatur and to minimize offsite relocation
 - Allow seniors and disabled families from 1111 Oakview Road to move directly into the new housing on the Trinity Walk campus instead of requiring them to relocate off-site temporarily
- Develop amenities on-site that serve families' needs
- Create housing communities at Gateway and 1111 Oakview Road that are sustainable, energy efficient, and meet quality urban design principles

The newly-constructed campus on the Trinity Walk I and II site comprised of 5.84 acres enabled the construction of sufficient units to replace housing quickly while minimizing relocation as none of the 22 elderly/disabled residents in the 24 units of Oakview would need to be temporarily relocated during the redevelopment process. After the new construction on the first phase was completed, families from 1111 Oakview Road (Trinity Walk III) moved directly into a new unit in the completed Trinity Walk I site.

DEVELOPMENT APPROACH

The development approach is to create a revitalized campus at the Gateway (Trinity Walk I and II) site to enable all the families under the 111 unit HAP contract with HUD be present on one site. The housing subsidies for the 24 units of Oakview located at 1111 Oakview Road will be incorporated into the original 88 unit Gateway site of 5.84 acres creating a new community of 121 units in a prime Decatur location.

- Phase I of Trinity Walk was awarded an allocation of 2014 tax credits in November 2014 consisting of 69 units. Construction was completed in June of 2016.
- Phase II of Trinity Walk was awarded an allocation of low income housing tax credits in November 2015 to complete the revitalization on the 5.84 acre Gateway community site. Construction was completed in November 2016.
- Phase III of Trinity Walk is the subject of this 2017 Tax Credit Application and will consist of 34 units at the 1111 Oakview Road location with a unit distribution of 27 one-bedroom units and 7 two-bedroom units. The former residents have been relocated into Trinity Walk I in June of 2016 to avoid offsite relocation outside of Decatur.

PROJECT PHASING

As noted in the 2014 Tax Credit Application for Trinity Walk I (14-055) and 2015 Tax Credit Application for Trinity Walk II (15-062), Trinity Walk III was slated to occur on the Oakview site located at 1111 Oakview Road, Decatur, GA 30030 as this is a related land parcel of the Gateway community.

Project relatedness for phasing includes the following:

- Both parcels of land were on the same deed as presented in the Trinity I and Trinity II tax credit applications.
- Both parcels of land, Gateway at 421 West Trinity Place and Oakview at 1111 Oakview Road have been subsidized by the same HUD HAP contract since 1981. DHA has managed the sites as one community since 1981 under the HUD HAP Contract.
- HUD and DHA have overseen the sites as one community.
- Relocation has been managed in a manner to enable each Trinity Walk phase to support the previous phase with either temporary relocation resources or permanent replacement housing.
- DHA and PAH secured tax credits for Trinity Walk I (14-055) and Trinity Walk II (15-062). In each of these previous applications for tax credits for these phases of development, DHA and PAH stated that Trinity Walk

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III would be the final phase of development and was integrally related to the previous phases. Excerpts of these applications are enclosed in TAB 030600 in order to document the cohesiveness of the development and relocation strategies that enabled this sensitive approach to residents through a related development strategy.

- o 2014 Tax Credit Application for Trinity Walk I (14-055). Excerpts include:
 - Brief Project Narrative with highlighted notes on 1111 Oakview Road site and discussion of relocation of families from the 1111 Oakview Road site into Trinity Walk I.
 - HUD HAP Contract GA06-8023-015 noting 1111 Oakview Road site.
 - Deed showing both parcels of land on one deed.
- o 2015 Tax Credit Application for Trinity Walk II (15-062). Excerpts include:
 - Brief Project Narrative with highlighted notes on 1111 Oakview Road site and discussion of relocation of families from the 1111 Oakview Road site into Trinity Walk I.
 - HUD HAP Contract GA06-8023-015 noting 1111 Oakview Road site.
 - Deed showing both parcels of land on one deed.
 - Preliminary Concept Plans for Trinity Walk III development.

TRINITY WALK III

Trinity Walk III will consist of 34 family apartments in one three-story building. All ground-floor units will be visitable and adaptable. The unit distribution will be 27 – one bedroom units and 7 – two bedroom units. Like its sister properties Trinity Walk I and II, Trinity Walk III will be constructed as a sustainable community. Trinity Walk III will be built to the Enterprise Community Green standard. Rainwater will be captured from the roofs and gathered into a cistern. The rainwater will be used to support the irrigation necessary for the landscaping, trees, and garden within the Trinity Walk III community.

The standard/required amenities for Trinity Walk Phase III include:

1. Community Room – There will be a multipurpose community room to serve the needs of the families onsite that will be used for training, social, and other resident functions.
2. Exterior Gathering Area – A large covered area will be developed in conjunction with the Community Room to allow families to gather and socialize near the Community Room.
3. On-Site Laundry – The 2017 QAP requires one washer and one dryer for each 25 residential units. Trinity Walk Phase III will include at least two washers and two dryers for the 34 units to be located in conjunction with the Community Room space.

The optional DCA amenities for Trinity Walk Phase III include:

1. Equipped Computer Center (Business Center) – Computers will be included in the Community Room to support training and access for the youth and adults in the new community of Trinity Walk III.
2. Equipped Playground – Within the greenspace of the community, an equipped playground for younger children will be constructed using the required ground cover and enclosing fence. Age-appropriate equipment will serve the younger children of the community.
3. Fenced Community Garden – Within the greenspace of the community, a community garden having a planting area of at least 400 square feet surrounded on all sides with a fence of weatherproof construction with a nearby water source will be provided.

HEALTHY HOUSING INITIATIVE

Trinity Walk III will use a Healthy Housing Initiative that will include Preventive Health Screening/Wellness Program for Residents. Services will be provided at least monthly and be offered at minimal or no cost to the residents. The preventive health initiative will include wellness and preventive health care education and information for the residents. A designated on-site screening space equipped with basic medical examination equipment will be provided within the Community Center. The Healthy Housing Initiative integrates screening, preventive health care education, gardening, healthy eating, and healthy living practices into the community. Partnerships with local nonprofit medical and health providers will sustain the healthy initiative.

EDUCATION

The Opportunity Partnership is a collaborative mentoring program that puts the substantial resources of Decatur Education Foundation (DEF), Decatur, and Decatur Housing Authority (DHA) to work for low-income students. The Opportunity Partnership addresses the opportunity gap which, "refers to the ways in which race, ethnicity, socioeconomic status, English proficiency, community wealth, familial situations, or other factors contribute to or perpetuate lower educational aspirations, achievement, and attainment for certain groups of students." [Hidden curriculum (2014, August 26). In S. Abbott (Ed.), The glossary of education reform.] Simply put, low-income students and their families are not as able to participate in costly extracurricular and enrichment activities and the absence of these opportunities adversely impacts future academic achievement. Unlike traditional mentoring programs, the primary goal of the Opportunity Partnership will be to connect the low income student with quality opportunities that help him/her explore their interests, find their passions, and develop their useful life skills. The mentor will connect the child/family with activities, learning experiences, music, arts, technology, camps, and lessons that can spark a child's educational curiosity and/or give them a chance to develop unique skills. In 2016, third graders from the DHA community were paired with adult volunteers (screened and trained). Volunteer mentors served as "matchmaker" between low income students and the vast opportunities that exist in Decatur and beyond. Each year a new class of third grade students will be added, and existing participants will continue in the program. DEF employed a professional Mentor Coordinator to manage the volunteer mentors and formed a database of actual "opportunities". The program is easily replicable and measurable benefits include expanded horizons of young low income students. Mentoring costs and coordination are handled by DEF using foundation and grant resources. Outreach and coordination efforts are addressed jointly by DEF and DHA through existing and ongoing programs, including afterschool programs. The leveraging results from the in-kind and donated supportive effort from mentors and interested professionals and businesses who have been engaged to provide the unique experiences from the DEF database of providers.

Students (K-5th Grade) will be able to participate in DHA's award-winning STARS Afterschool Program and transportation will be available. Tutoring, homework, reading, computers, and enrichment classes supplement the curriculum daily.

TRANSFORMATION PLAN

Research shows (Stanford and NEPC) that quality sustainable housing must be supported by a services-enriched community within a vigorous neighborhood to create a holistic approach for effective education and to reduce barriers. The Opportunity Partnership and Healthy Initiatives are reinforced by a Transformation Plan addressing education, commercial services, programs/activities, transportation, and housing. Although not eligible for scoring, DHA/PAH engaged in a Transformation Plan including a Community-Based Developer, Quality Transformation Plan, Community Investment, Community Improvement Fund (including a \$50,000 commitment to education and health initiatives), Long-Term Ground Lease, and substantial Third-Party Capital Investments. The Transformation Plan supports the holistic educational goals of the Opportunity Partnership and the Trinity Walk III revitalization by engaging the larger community in solutions, rather than expecting a single innovation to address a community's needs.

RELOCATION

PAH understood that the redevelopment of Gateway Manor and Oakview Apartments into the Trinity Walk revitalization needed to be implemented in a manner to minimize disruption and relocation of current residents. The interrelated stages of relocation and returning to the Trinity Walk Phases I, II, and III were as follows:

- Trinity Walk I - During the construction of Trinity Walk I, the current residents were accommodated in other DHA affordable apartments, provided with HUD-funded Pass Through housing assistance in private rental housing (similar to Housing Choice Vouchers), or provided DHA-controlled Housing Choice Vouchers under a carefully-monitored relocation plan. Residents were returned to Trinity Walk I in June of 2016.
- Trinity Walk II – The 23 residents were able to remain on-site in the 24 units on while Trinity Walk I was being completed. Residents were relocated into the completed Trinity Walk I in June 2016 or into other

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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:

2017-046

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	326,503	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-###		2017PA-066	
				Have any changes occurred in the project since pre-application?		No

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

Project Name previously used:	Trinity Walk Phase III	DCA Project Nbr previously assigned	16-057
Has the Project Team changed?	No	If No, what was the DCA Qualification Determination for the Team in that review?	Qualified w/out Conditions

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Douglas S. Faust		Title	Executive Director	
Address	750 Commerce Drive Suite 110		Direct Line	(404) 270-2101	
City	Decatur		Fax	(404) 270-2123	
State	GA	Zip+4	30030-2612		Cellular
Office Phone	(404) 270-2101		Ext.	E-mail dsf@decaturha.org	

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

IV. PROJECT LOCATION

Project Name	Trinity Walk Phase III		Phased Project?	Yes- w/Master Plan	
Site Street Address (if known)	1111 Oakview Road		DCA Project Nbr of previous phase:	2015-062	
Nearest Physical Street Address *	Same		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 33.757857	Longitude: -84.304154	Acreage	0.8070	
City	Decatur		Census Tract Number	227.00	
Site is predominantly located:	Within City Limits	County	DeKalb	QCT?	No DDA? No
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban

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

Congressional	State Senate	State House
4	42	83

Political Jurisdiction
 Name of Chief Elected Official
 Address
 Zip+4

City of Decatur		Website	www.decaturga.com	
Patti Garrett		Title	Mayor	
P.O. Box 220		City	Decatur	
30030-0220	Phone	(404) 270-4100		Email
				patti.garrett@decaturga.com

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

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	34	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

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B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	27	0
Number of 50% Units	7	0
Number of 60% Units	20	0
Number of Unrestricted (Market) Units	7	
Total Residential Units	34	
Common Space Units	0	
Total Units	34	

E. Buildings

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

F. Total Residential Parking Spaces

26

D. Unit Area

Total Low Income Residential Unit Square Footage	20,700
Total Unrestricted (Market) Residential Unit Square Footage	5,200
Total Residential Unit Square Footage	25,900
Total Common Space Unit Square Footage	0
Total Square Footage from Units	25,900

Total Common Area Square Footage from Nonresidential areas	1,984
Total Square Footage	27,884

(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	5.9%	Required:	5%	
% of Units for the Mobility-Impaired	50.0%	Required:	40%	
% of Total Units	2.9%	Required:	2%	

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Roll-In Showers

Nbr of Units Equipped:	2
Nbr of Units Equipped:	1

C. Sight / Hearing Impaired

Nbr of Units Equipped:	1
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

No

VIII. SET ASIDES

A. LIHTC:

Nonprofit Yes

B. HOME:

CHDO No

(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			

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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
Decatur Housing Authority	Trinity Walk Phase III	Direct	7		
2			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

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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:		% of Total Residential Units	0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	Households on Waiting List:	0%
Local PHA	Contact		
Street Address	Direct line		
City	Zip+4	Cellular	
Area Code / Phone	Email		

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

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

Yes	If yes, expiration year:	20 years	Nbr yrs to forgo cancellation option:	5
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C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

No	If Yes ----->:	Total Existing Units	0
		Number Occupied	0
		% Existing Occupied	#DIV/0!

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	na
Rehab	na
New Construction	approx April 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

Parking Spaces - The City of Decatur Zoning Board approved a variance to reduce the minimum numbers of parking spaces on site from 34 spaces to 26 spaces - see zoning confirmation letter in Tab #10

Extension of Cancellation Option - Applicant agrees to forgo the Qualified Contract "cancellation option" for at least five (5) years after the close of the Compliance Period.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Trinity Walk III, LP				Name of Principal	Douglas S. Faust
750 Commerce Drive Suite 110				Title of Principal	General Partner
Decatur		Fed Tax ID:		Direct line	(404) 270-2101
GA	Zip+4	30030-2612	Org Type:	Non Profit	Cellular
(404) 270-2101		E-mail	dfs@decaturha.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.

Trinity Walk III General Partner, LLC				Name of Principal	Douglas S. Faust
750 Commerce Drive Suite 110				Title of Principal	Manager
Decatur		Website	www.decaturhousing.org	Direct line	(404) 270-2101
GA	Zip+4	30030-2612		Cellular	
(404) 270-2101		E-mail	dsf@decaturha.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.

Hudson Housing Capital				Name of Principal	Philip Gorgone
630 Fifth Avenue Suite 2850				Title of Principal	Vice President
New York City		Website	www.hudsonhousing.com	Direct line	(619) 297-6500
NY	Zip+4	10111-0213		Cellular	
(619) 297-6500		E-mail	philip.gorgone@hudsonhousing.com		

b. State Limited Partner

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

Sugar Creek Capital				Name of Principal	Christopher Hite
17 W. Lockwood Ave.				Title of Principal	President
St. Louis		Website	www.sugarcreekcapital.com	Direct line	(314) 561-6804
MO	Zip+4	63119-2931		Cellular	
(314) 968-2205		E-mail	chite@sugarcreekcapital.com		

3. NONPROFIT SPONSOR

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

Decatur Housing Authority				Name of Principal	Douglas S. Faust
750 Commerce Drive Suite 110				Title of Principal	Executive Director
Decatur		Website	www.decaturhousing.org	Direct line	(404) 270-2101
GA	Zip+4	30030-2612		Cellular	
(404) 270-2100		E-mail	dsf@decaturha.org		

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II. DEVELOPER(S)

A. DEVELOPER

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

Preserving Affordable Housing, Inc. (100% owned and controlled by Decatur Housing Authority)				Name of Principal	Douglas S. Faust
750 Commerce Drive Suite 110				Title of Principal	Secretary/Treasurer
Decatur		Website	www.decaturhousing.org	Direct line	(404) 270-2101
GA		Zip+4	30030-2612	Cellular	
(404) 270-2101		E-mail	dsf@decaturha.org		

B. CO-DEVELOPER 1

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. 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.

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

C. MANAGEMENT COMPANY

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

Management Division of Decatur Housing Authority				Name of Principal	Kawalski Washington
750 Commerce Drive Suite 110				Title of Principal	Property Management Director
Decatur		Website	www.decaturhousing.org	Direct line	(404) 270-2131
GA		Zip+4	30030-2612	Cellular	
(404) 270-2131		E-mail	ktw@decaturha.org		

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D. ATTORNEY	Arnall Golden Gregory			Name of Principal	Althea Broughton
Office Street Address	171 17th Street NW Suite 2100			Title of Principal	Attorney
City	Atlanta	Website	www.agg.com	Direct line	(404) 873-8708
State	GA	Zip+4	30326-4276	Cellular	
10-Digit Office Phone / Ext.	(404) 873-8708	E-mail	althea.broughton@agg.com		

E. ACCOUNTANT	Cohn Reznick			Name of Principal	Timothy Kemper, CPA
Office Street Address	3560 Lenox Road NE Suite 2800			Title of Principal	Managing Partner
City	Atlanta	Website	www.cohnreznick.com	Direct line	(404) 847-9447
State	GA	Zip+4	30326-4276	Cellular	
10-Digit Office Phone / Ext.	(404) 847-9447	E-mail	timothykemper@cohnreznick.com		

F. ARCHITECT	Martin Riley Associattes			Name of Principal	Mike Riley
Office Street Address	215 Church Street			Title of Principal	President
City	Decatur	Website	www.martinriley.com	Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

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

A. LAND SELLER (If applicable)	Principal		10-Digit Phone / Ext.	
Office Street Address			City	
State	Zip+4	E-mail		

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	The contractor will be an unrelated third party selected by a sealed bid competitive process. Affiliates of DHA are the Managing General Partner, Property Management Agent and Developer of the property. See the comments for more details about the relationships of project interests with DHA.
2. Buyer and Seller of Land/Property?	No	The Decatur Housing Authority will retain ownership of the land. Upon the closing, the land will be transferred to the tax credit partnership via a long term ground lease for a nominal amount.
3. Owner and Contractor?	No	Contractor to be competitively bid.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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8. Other

--	--

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<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%	Yes	The Managing GP is a wholly owned entity of Decatur Housing Authority, which also controls the property management agent.
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%	Yes	The nonprofit sponsor is Decatur Housing Authority, which owns and controls the Managing GP, Developer and Management Agent.
Developer	No	No	Nonprofit	0.0000%	Yes	The developer entity is wholly owned by Decatur Housing Authority, which also wholly owns the Managing General Partner entity.
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor						
Management Company	No	No	Nonprofit	0.0000%	Yes	The Management Company is owned by and is a part of the Decatur Housing Authority, which also wholly owns the Managing General Partner entity.
				Total	100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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

Identity of Interest - The Managing General Partner, Developer and Property Management agent are affiliates and related entities of the Decatur Housing Authority. The Managing General Partner of Trinity Walk III, LP is Trinity Walk III General Partner, LLC, a Georgia limited liability company, whose sole member is Gateway General Partner III, Inc., a Georgia non-profit corporation that is 100% owned and controlled by the Decatur Housing Authority. The Property Management Division of the Decatur Housing Authority will provide management upon completion of construction and thereafter.

PART THREE - SOURCES OF FUNDS - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	<input type="text" value="Specify Other HOME Source here"/>				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	Bank of America - Construction Loan	3,537,229	3.500%	24
Mortgage B	Decatur Housing Authority - Const/Perm	950,000	2.750%	30
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Hudson Housing Capital - 10%	290,855		
State Housing Credit Equity	Sugar Creek Capital - 10%	182,515		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		4,960,599		
Total Construction Period Costs from Development Budget:		4,569,009		
Surplus / (Shortage) of Construction funds to Construction costs:		391,590		

PART THREE - SOURCES OF FUNDS - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Decatur Housing Authority	950,000	2.750%	15	15	77,363	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*		0					
Deferred Devlpr Fee	0.08% Preserving Affordable Housing	583	2.750%	10	10	67	Amortizing

Total Cash Flow for Years 1 - 15: 756,466
 DDF Percent of Cash Flow (Yrs 1-15) **0.101%** 0.101%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Hudson Housing Capital	2,908,554					
State Housing Credit Equity	Sugar Creek Capital	1,825,152					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		5,684,289					
Total Development Costs from Development Budget:		5,684,289					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
2,938,524	-29,970.13	51%
1,795,765	29,387.25	32%
		<u>83%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

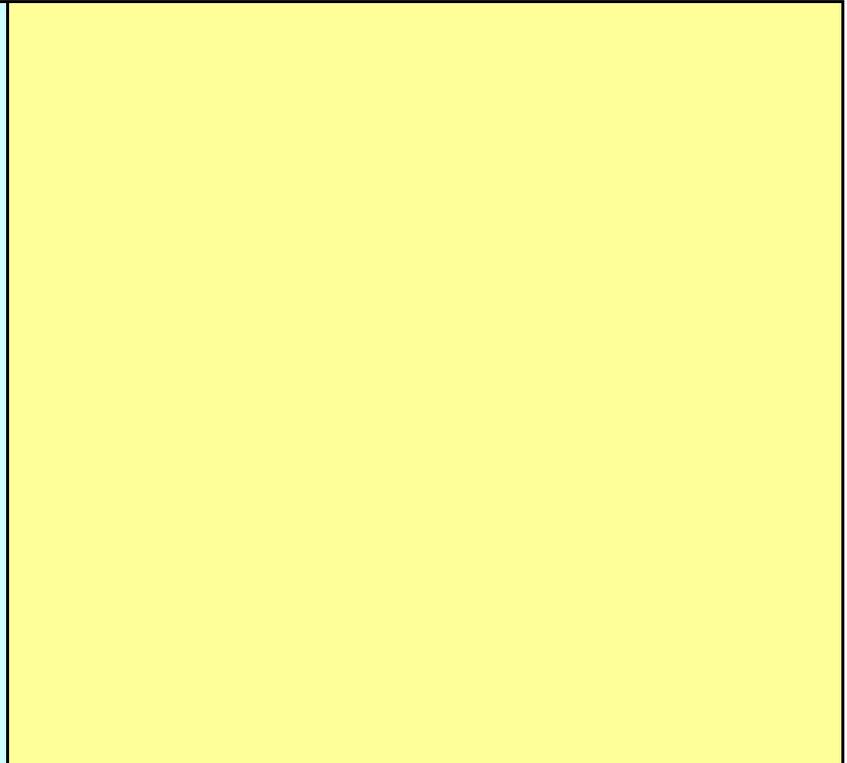
PART THREE - SOURCES OF FUNDS - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Construction Loan - The amount, rate and term of the construction loan shown is based on a term sheet provided by Bank of America Merrill Lynch (BOA), an electronic copy of which is included in Tab #1 (digital file 010503TW3ConstLoanComm.pdf). BOA is also the construction lender of Trinity Walk Phase II (GA 15-062).

Construction/Permanent Financing - Decatur Housing Authority has committed to provide a construction/permanent loan to the project in the amount of \$950,000. During the permanent phase, the loan will be amortizing over a period of 15 years and have a term of 15 years. The interest rate will be at or below the applicable federal rate during both phases of the loan. The loan commitment is included in this application in Tab #1.

Federal Housing Credit Equity - The amount of the Federal Investor Equity is less than the Equity Check amount because it takes into account the value of the .01% interest in the Federal Tax Credits being purchases by the State Investor and .01% retained by the GP.

State Housing Credit Equity - the amount of State Investor Equity is higher than the Equity Check amount because it takes into account the value of the .01% interest in the Federal Tax Credits the State Investor will purchase.



PART FOUR - USES OF FUNDS - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	9,000	9,000			
Market Study	3,000	3,000			
Environmental Report(s)	3,500	3,500			
Soil Borings	5,700	5,700			
Boundary and Topographical Survey	10,000	10,000			
Zoning/Site Plan Fees	2,500	2,500			
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	33,700	33,700	-	-	-
ACQUISITION					
Land					
Site Demolition	-				-
Acquisition Legal Fees (if existing structures)					
Existing Structures					
Subtotal	-	-	-	-	-
LAND IMPROVEMENTS					
Site Construction (On-site)	Per acre: 154,895 125,000	100,000			25,000
Site Construction (Off-site)					
Subtotal	125,000	100,000	-	-	25,000
STRUCTURES					
Residential Structures - New Construction	3,036,462	3,036,462			
Residential Structures - Rehab					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
Subtotal	3,036,462	3,036,462	-	-	-
CONTRACTOR SERVICES					
Builder Profit:	DCA Limit 6.000% 189,688	6.000% 189,688			
Builder Overhead	2.000% 63,229	2.000% 63,229			
General Requirements*	6.000% 189,688	6.000% 189,688			
*See QAP: General Requirements policy	14.000% 442,605	14.000% 442,605			
Subtotal	442,605	442,605	-	-	-
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	3,604,066.91				
Average TCHC:	106,001.97 per Res'l unit	106,001.97 per unit	129.25 per total sq ft		
	139.15 per Res'l unit SF	139.15 per unit sq ft			
CONSTRUCTION CONTINGENCY					
Construction Contingency	May exceed limit! 5.00%	180,222	180,222		

PART FOUR - USES OF FUNDS - 2017-046 Trinity Walk Phase III, Decatur, DeKalb 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	35,372	35,372			
Construction Loan Interest	162,000	129,600			32,400
Construction Legal Fees	40,000	40,000			
Construction Period Inspection Fees	50,000	50,000			
Construction Period Real Estate Tax					
Construction Insurance	15,000	15,000			
Title and Recording Fees	35,000	35,000			
Payment and Performance bonds	31,000	31,000			
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	368,372	335,972	-	-	32,400
PROFESSIONAL SERVICES					
Architectural Fee - Design	128,240	128,240			
Architectural Fee - Supervision	28,560	28,560			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)		-			
Accessibility Inspections and Plan Review	7,500	7,500			
Construction Materials Testing	20,000	20,000			
Engineering	65,500	65,500			
Real Estate Attorney	5,000				5,000
Accounting	25,000	25,000			
As-Built Survey	2,500	2,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	302,300	297,300	-	-	5,000
LOCAL GOVERNMENT FEES <i>Avg per unit: 2,353</i>					
Building Permits	20,000	16,000			
Impact Fees	5,000	5,000			
Water Tap Fees <i>waived?</i>	6,000	6,000			
Sewer Tap Fees <i>waived?</i>	49,000	89,000			
Subtotal	80,000	116,000	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees	5,000				5,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	5,000				5,000

PART FOUR - USES OF FUNDS - 2017-046 Trinity Walk Phase III, Decatur, DeKalb 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		1,000				1,000
LIHTC Allocation Processing Fee	26,120	26,120				26,120
LIHTC Compliance Monitoring Fee	27,200	27,200				27,200
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	62,820				62,820
		EQUITY COSTS				
Partnership Organization Fees		80,000				80,000
Tax Credit Legal Opinion		15,000				15,000
Syndicator Legal Fees		50,000				50,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	145,000				145,000
		DEVELOPER'S FEE				
Developer's Overhead	20.000%	144,949	144,949			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	579,797	579,797			
	Subtotal	724,747	724,747	-	-	-
		START-UP AND RESERVES				
Marketing						
Rent-Up Reserves	36,960	36,960				36,960
Operating Deficit Reserve:	112,602	112,601				112,601
Replacement Reserve		8,500				8,500
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 588	20,000	20,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	178,061	20,000	-	-	158,061
		OTHER COSTS				
Relocation						
Other:		-	-			
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		5,684,289	5,287,008	-	-	433,281
Average TDC Per:	Unit:	167,184.98	Square Foot:	203.85		

PART FOUR - USES OF FUNDS - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Construction Period Financing - Per the commitment letter, the lender fee is based on 1% of the loan amount. The construction period interest is based on 12 months of interest carry.

Construction Hard Costs - Hard costs were derived from the current construction contract on Trinity Walk Phase II.

Professional Fees - The amounts for architecture, green building consultant, accessibility consultant and engineering are based on the actual contract for these services. The amount shown for accounting is based on the actual contract with the project accounting firm. Other professional fees are based on recent experience with other similar LIHTC projects, including Trinity Walk Phases I and II.

Relocation - There is no relocation involved in this project. The building is now vacant and scheduled for demolition. The cost of demolition is being paid directly by Decatur Housing Authority and, therefore, is not part of this budget.

Prefunded Reserves - The Hudson Capital LOI requires that the replacement reserve be prefunded at closing in the amount of the first 12 months of collections.

PART FOUR (b) - OTHER COSTS - 2017-046 - Trinity Walk Phase III - Decatur - DeKalb, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

<< 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

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification
<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

0

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Decatur Housing Authority		
December 1, 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			8	9			
Cooking	Electric	X			10	12			
Hot Water	Electric	X			15	21			
Air Conditioning	Electric	X			10	13			
Range/Microwave	Electric	X			4	4			
Refrigerator	Electric	X			5	5			
Other Electric	Electric	X			31	34			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			29	39			
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	112	137	0	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

The utility allowances used are based on the Decatur Housing Authority allowances for Energy Efficient Garden units dated December 1, 2016.

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	27	7	0	0	0	34
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	10,500	5,000	0	0	15,500
0	4,200	1,000	0	0	5,200
0	14,700	6,000	0	0	20,700
0	4,200	1,000	0	0	5,200
0	18,900	7,000	0	0	25,900
0	0	0	0	0	0
0	18,900	7,000	0	0	25,900

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

5,942

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	15,210
Maintenance Salaries & Benefits	13,345
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	28,555

On-Site Office Costs

Office Supplies & Postage	1,060
Telephone	1,975
Travel	1,125
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	1,710
Other (describe here)	3,037
Subtotal	8,907

Maintenance Expenses

Contracted Repairs	5,620
General Repairs	5,100
Grounds Maintenance	7,025
Extermination	1,062
Maintenance Supplies	2,677
Elevator Maintenance	
Redecorating	2,965
Equipment	5,058
Subtotal	29,507

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	3,710
Accounting	4,427
Advertising	
Other (describe here)	
Subtotal	8,137

Utilities (Avg\$/mth/unit)

Electricity	16	6,530
Natural Gas	0	
Water&Swr	62	25,113
Trash Collection		5,138
Stormwater Utility Maint.		950
Subtotal		37,731

Taxes and Insurance

Real Estate Taxes (Gross)*	
Insurance**	15,275
Other (describe here)	
Subtotal	15,275

Management Fee:

	19,729
623.94	Average per unit per year
52.00	Average per unit per month

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

TOTAL OPERATING EXPENSES **147,841**

Average per unit 4,348.26
 Total OE Required 136,000

Replacement Reserve (RR) **8,500**

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

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	34 units x \$250 =	8,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	34	8,500

TOTAL ANNUAL EXPENSES **156,341**

V. APPLICANT COMMENTS AND CLARIFICATIONS

REAL ESTATE TAXES - By Georgia state law, properties owned by public housing authorities are exempt from paying real estate taxes; since this is not a public housing property, it is not included in or covered by the PILOT (payment in lieu of tax) agreement between DHA and the City of Decatur. Refer to Tab #1 Feasibility for a copy of the applicable Georgia Code.

INSURANCE - The amount for insurance is based on a quote from Manry & Heston, Inc. Refer to a copy of the quote in Tab #1 Feasibility for details and methodology of the calculation.

UTILITY ALLOWANCES - The allowances are set at the appropriate utility allowances for the local PHA (Decatur Housing Authority).

VI. DCA COMMENTS

--

PART SEVEN - OPERATING PRO FORMA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.77%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
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:	7.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	297,108	303,050	309,111	315,293	321,599	328,031	334,592	341,284	348,109	355,072
Ancillary Income	5,942	6,061	6,182	6,306	6,432	6,561	6,692	6,826	6,962	7,101
Vacancy	(21,214)	(21,638)	(22,071)	(22,512)	(22,962)	(23,421)	(23,890)	(24,368)	(24,855)	(25,352)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(128,112)	(131,955)	(135,914)	(139,991)	(144,191)	(148,517)	(152,972)	(157,562)	(162,288)	(167,157)
Property Mgmt	(19,729)	(20,123)	(20,526)	(20,936)	(21,355)	(21,782)	(22,218)	(22,662)	(23,115)	(23,577)
Reserves	(8,500)	(8,755)	(9,018)	(9,288)	(9,567)	(9,854)	(10,149)	(10,454)	(10,768)	(11,091)
NOI	125,496	126,640	127,765	128,872	129,956	131,018	132,054	133,064	134,046	134,996
Mortgage A	(77,363)	(77,363)	(77,363)	(77,363)	(77,363)	(77,363)	(77,363)	(77,363)	(77,363)	(77,363)
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	43,133	44,277	45,402	46,509	47,593	48,655	49,691	50,701	51,683	52,633
DCR Mortgage A	1.62	1.64	1.65	1.67	1.68	1.69	1.71	1.72	1.73	1.74
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.62	1.64	1.65	1.67	1.68	1.69	1.71	1.72	1.73	1.74
Oper Exp Coverage Ratio	1.80	1.79	1.77	1.76	1.74	1.73	1.71	1.70	1.68	1.67
Mortgage A Balance	898,111	844,778	789,959	733,613	675,698	616,170	554,985	492,095	427,454	361,013
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.77%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
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:	7.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	362,173	369,416	376,805	384,341	392,028	399,868	407,866	416,023	424,343	432,830
Ancillary Income	7,243	7,388	7,536	7,687	7,841	7,997	8,157	8,320	8,487	8,657
Vacancy	(25,859)	(26,376)	(26,904)	(27,442)	(27,991)	(28,551)	(29,122)	(29,704)	(30,298)	(30,904)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(172,172)	(177,337)	(182,657)	(188,137)	(193,781)	(199,594)	(205,582)	(211,750)	(218,102)	(224,645)
Property Mgmt	(24,049)	(24,530)	(25,021)	(25,521)	(26,031)	(26,552)	(27,083)	(27,625)	(28,177)	(28,741)
Reserves	(11,423)	(11,766)	(12,119)	(12,483)	(12,857)	(13,243)	(13,640)	(14,049)	(14,471)	(14,905)
NOI	135,913	136,795	137,640	138,445	139,209	139,926	140,596	141,216	141,782	142,292
Mortgage A	(77,363)	(77,363)	(77,363)	(77,363)	(77,363)	-	-	-	-	-
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	53,550	54,433	55,277	56,083	56,846	139,926	140,596	141,216	141,782	142,292
DCR Mortgage A	1.76	1.77	1.78	1.79	1.80					
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.76	1.77	1.78	1.79	1.80					
Oper Exp Coverage Ratio	1.65	1.64	1.63	1.61	1.60	1.58	1.57	1.56	1.54	1.53
Mortgage A Balance	292,722	222,528	150,380	76,223	0	0	0	0	0	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.77%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
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:	7.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	441,487	450,317	459,323	468,509	477,880	487,437	497,186	507,130	517,272	527,618
Ancillary Income	8,830	9,006	9,186	9,370	9,558	9,749	9,944	10,143	10,345	10,552
Vacancy	(31,522)	(32,153)	(32,796)	(33,452)	(34,121)	(34,803)	(35,499)	(36,209)	(36,933)	(37,672)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(231,385)	(238,326)	(245,476)	(252,840)	(260,425)	(268,238)	(276,285)	(284,574)	(293,111)	(301,904)
Property Mgmt	(29,316)	(29,902)	(30,500)	(31,110)	(31,732)	(32,367)	(33,014)	(33,674)	(34,348)	(35,035)
Reserves	(15,352)	(15,813)	(16,287)	(16,775)	(17,279)	(17,797)	(18,331)	(18,881)	(19,447)	(20,031)
NOI	142,742	143,130	143,451	143,702	143,880	143,981	144,000	143,934	143,778	143,528
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	142,742	143,130	143,451	143,702	143,880	143,981	144,000	143,934	143,778	143,528
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.52	1.50	1.49	1.48	1.46	1.45	1.44	1.43	1.41	1.40
Mortgage A Balance	0	0	0	0	0	0	0	0	0	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.77%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
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:	7.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	538,170	548,933	559,912	571,110	582,533
Ancillary Income	10,763	10,979	11,198	11,422	11,651
Vacancy	(38,425)	(39,194)	(39,978)	(40,777)	(41,593)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(310,961)	(320,290)	(329,899)	(339,796)	(349,990)
Property Mgmt	(35,736)	(36,450)	(37,179)	(37,923)	(38,681)
Reserves	(20,632)	(21,251)	(21,888)	(22,545)	(23,221)
NOI	143,179	142,727	142,166	141,491	140,698
Mortgage A	-	-	-	-	-
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	143,179	142,727	142,166	141,491	140,698
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.39	1.38	1.37	1.35	1.34
Mortgage A Balance	0	0	0	0	0
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	<input type="text" value="7.00%"/>
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.77%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="7.00%"/>
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="7.000%"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

<p>The debt service payment amounts do not deviate from the amount shown in Permanent Sources (Part III).</p>	
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PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	27	157,897 x 27 units = 4,263,219	0	0	173,686 x 0 units = 0
2 BR	2	7	203,010 x 7 units = 1,421,070	0	0	223,311 x 0 units = 0
3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
<i>Subtotal</i>	<i>34</i>	<i>34</i>	<i>5,684,289</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	34	34	5,684,289	0	0	0

Threshold Justification per Applicant

DCA's Comments:

The TDC is not more than the PCL.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

The property will have 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?

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:

Computer Classes
Parent Empowerment Support Group: The program is designed to give parents the opportunity to come together in a relaxed setting to discuss common issues and concerns related to parenthood.
Nutrition 101 and Building Healthier Lifestyles classes (semi-monthly - various age groups), Walking Club

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:

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

5,684,289

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

5

Project Cost Limit (PCL)

5,684,289

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

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Listed above are a few of the types of activities planned. Other activities will be implemented in the future

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

5 MARKET FEASIBILITY

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

A.	Allen & Associates Consulting: Jeff Carroll	
B.	2 months	
C.	92.00%	
D.	4.70%	

Project Nbr	Project Name
1	14-055 Trinity Walk Phase I
2	15-062 Trinity Walk Phase II

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.	Yes	
----	-----	--

Threshold Justification per Applicant

Lease up is expected to be completed in less than 90 days. The City of Decatur is an economically viable city and highly desirable place to live due in large part to its extraordinary public school system. As the market study indicates, there is a large demand for affordable housing in Decatur and the surrounding area.

The overall occupancy rate stands at 92% within PMA; however, this figure include a number new market rate properties that are either in leaseup, under construction or proposed.

DCA's Comments:

6 APPRAISALS

- A. Is there is 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?

Pass?	
A.	No
B.	No
Appraiser's Name:	
1)	
2)	
3)	
4)	
C.	
D.	
1)	Yes
2)	No
3)	No

Threshold Justification per Applicant

APPRAISAL No appraisal is required. There is not and identity of interest between the lessor and lessee.

ZONING On December 21, 2015, the City Commission of the City of Decatur adopted Ordinance 0-15-Z-20 that authorized the property at 1111 Oakview Road be rezoned from RS-17 (f.k.a. HDSF) - Single Family Residential to RM-43 - multiple family residential. In addition, this letter confirms that at its November 9, 2015, the City of Decatur zoning board of appeals approved a variance to reduce the minimum front yard setback from 30 ft. to 15 ft. (Maxwell Street), a variance to reduce minimum side street setback from 25 ft. to 10 ft. (Oakviw Street), a variance to increase maximum lot coverage to 70 percents and a variance to reduce the minimum number of parking spaces on-site from 34 spaces to 26 spaces.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

A. **GLE Associates, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **No**

- 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)
 2)

D. Is the subject property located in a:

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

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? **No**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species? **No**
- 6) Historic designation? **No**
- 7) Vapor intrusion? **No**
- 8) Asbestos-containing materials? **Yes**

- 9) Mold? **No**
- 10) PCB's? **No**
- 11) Radon? **No**

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

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

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

1)
 2)
 3)
 G.

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

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

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

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

I. List all contiguous Census Tracts:

I.
 J.

J. Is Contract Addendum included in Application?

Threshold Justification per Applicant

ACM was identified in some floor tile mastic which will be removed and disposed by a properly licenses ACM removal professional prior to demolition.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response DCA USE

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

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

Pass?		
A.	Yes	
B.	Ground lease/Option	<<Select>>
C.	Trinity Walk III, LP	
D.	Yes	

Threshold Justification per Applicant

The property is currently owned by Decatur Housing Authority which is the non profit sponsor of this project. The Applicant is an affiliate of and wholly owned by the Decatur Housing Authority.

DCA's Comments:

9 SITE ACCESS

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

Pass?		
A.	Yes	
B.		
C.		
D.		

Threshold Justification per Applicant

The property is bordered on two sides by public streets and has direct access to these roadways, which is clearly shown on property survey, as well as the Conceptual Site Development Plan.

DCA's Comments:

10 SITE ZONING

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

Pass?		
A.	Yes	
B.	Yes	
C.	Yes	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	N/Ap	
D.	Yes	
E.	Yes	

Threshold Justification per Applicant

See the zoning confirmation letters in Tab #10.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

1) Gas

<<Enter Provider Name Here>>

Pass?

Threshold Justification per Applicant

2) Electric

Georgia Power

1) No

2) Yes

The project will be total electric and will not need a natural gas provider.

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) Yes

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

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

1) Public water

DeKalb County Watershed Management

B1) Yes

2) Public sewer

DeKalb County Watershed Management

2) Yes

Threshold Justification per Applicant

See the confirmation letter from DeKalb County Watershed Management in Tab #12. This is a redevelopment of an existing apartment community, which has existing access to public water and sanitary sewer lines.

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.

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.

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/Tot Lot

2) Fenced Community Garden

3)

4)

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

C.

1) HVAC systems

2) Energy Star refrigerators

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

4) Stoves

5) Microwave ovens

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

b. Electronically controlled solid cover plates over stove top burners

1) Yes

2) Yes

3) Yes

4) Yes

5) Yes

6a) Yes

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.

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

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

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

1)

2)

3a)

3b)

Threshold Justification per Applicant

The additional amenities will include an equipped tot lot and fenced community garden, which will meet or exceed DCA's minimum standard. In addition, the project will include a an equipped Wellness Center and an equipped Computer Center for use by the residents. All units designated for occupancy by disabled persons will be on the ground floor and will be ADA accessible.

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

DCA's 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:

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

This is not a rehab project.

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

Please see the site plan in Tab #15

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

Threshold Justification per Applicant

Applicant has committed to participate in the Enterprise Green Communities certification program.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where 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	2	2	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	1	1	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?	1	1	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant Terracon

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

Threshold Justification per Applicant

The project will comply with all the above standards.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

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

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

- 1)
- 2)

Threshold Justification per Applicant

The project will comply with all the above standards.

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

Applicant was deemed Probationary Participation - Complete in the Pre-Application Qualification Determination.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

Threshold Justification per Applicant

The compliance history summary was submitted with the Pre-Application in the Performance Workbook.

DCA's Comments:

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

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

PART EIGHT - THRESHOLD CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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
2) Number of Rent Burdened Tenants
3) Number of Vacancies
4) Number of Down units
5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
1) Individual interviews
2) Meetings
3) Written Notifications
4) Other - describe in box provided:

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

--	--

Threshold Justification per Applicant

No tenant will be displaced by the project. The building is now vacant or in the process of being demolished. The former tenants were relocated into units at Trinity Walk Phase I. The cost of such relocation

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

Applicant agrees to submit a marketing plan for AFFH.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

The budget for the project reflects the optimization of the resources available to develop the property.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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

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

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

Score Value	Self Score	DCA Score
92	71	22
10	10	10
	0	0
	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 - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	71	22
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **34**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
7	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.59%	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:

0.00%	0.00%
5	2

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

The applicant is claiming 12 points + 1 bonus point in this category because the property is located within 0.5 miles walking distance of 1. Samuel L. Jones Boys & Girls Club, 2. McKoy Park and 3. Oakhurst Elementary School. There are no undesirable features/properties that impact the property.

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.

5	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	71 22

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

Applicant is claiming 4 points for being within 1 mile of a Transit Hub; plus 1 bonus point because the property serves a Family tenancy. The East Lake MARTA Intermodal Station, which is served by the MARTA Rail East-West Blue Line, plus 3 MARTA Bus routes - Route #2, Route #34 and Route #123 - qualifies as a Transit Hub. The train and buses operate every day of the week. The East Lake MARTA Station is located approximately 0.9 miles walking distance away from the site. To walk from the property to the East Lake MARTA Station, residents will proceed west along Maxwell Road until it intersects with 3rd Avenue; from there, proceed north along 3rd Avenue until it intersects with East Lake Drive; from there proceed north on East Lake Drive to the entrance of the station. There are paved public sidewalks the entire distance.

DCA's Comments:

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

MARTA	(404) 848-5000
http://www.itsmarta.com/train-stations-and-schedules.aspx	
http://www.itsmarta.com/bus-schedules.aspx	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

10 Pts > Min In EF Green Communities

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

Competitive Pool chosen:

Flexible

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

Date of Course	3/3/17	Douglas S. Faust	Decatur 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: []

N/a	
-----	--

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
---	----	--------	--------

1. **EarthCraft Communities**

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

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

N/a	
-----	--

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	71 22

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.

C. Exceptional Sustainable Building Certification

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

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

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

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

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

Scoring Justification per Applicant

Applicant is seeking the 2015 Enterprise Foundation Green Communities certification. The project will be designed and built to achieve the highest level of certifications, plus ten (10) additional points over minimum in the Enterprise Foundation Green Communities certification program following the 2015 Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider.

Douglss Faust completed DCA's Green Building for Affordable Housing Training Course on March 3, 2017. The Certificate of Attendance is included as document 290402TW3GrnBldgCert.pdf.

DCA's Comments:

7. STABLE COMMUNITIES

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

7	5	2
---	---	---

A Census Tract Demographics

3	1	
---	---	--

& Competitive Pool chosen: **Flexible**

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

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

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

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

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

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

C. Georgia Department of Public Health Stable Communities

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

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

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

2	2	2
---	---	---

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	71
	10	22
	5	0
	No	
	No	
	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?	<Enter page nbr(s) from Plan>		Yes	<Enter page nbr(s) from Plan here>
b) Includes public input and engagement <u>during the planning stages</u> ?	<Enter page nbr(s) from Plan>		Yes	<Enter page nbr(s) from Plan here>
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<Enter page nbr(s) from Plan >		Yes	<Enter page nbr(s) from Plan here>
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<Enter page nbr(s) from Plan>		Yes	<Enter page nbr(s) from Plan here>
e) Discusses resources that will be utilized to implement the plan?	<Enter page nbr(s) from Plan>		Yes	<Enter page nbr(s) from Plan here>
f) Is included <i>in full</i> in the appropriate tab of the application binder?			Yes	

Website address (URL) of Revitalization Plan:

N/A

Website address (URL) of Transformation Plan:

<http://decaturhousing.org/oakhursttransformationplan.html>

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: **227.00** Eligible Basis Adjustment: **<<Select>>**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	71	22

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	Decatur Housing Authority/Preserving Affordable Housing, Inc.	Website	http://www.decaturhousing.org/	Yes/No	Yes/No
Contact Name	Douglas S. Faust	Direct Line	404-270-2101		
		Email	dsf@decaturha.org		

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

CBO 1 Name	Decatur Education Foundation	Purpose:	Help Decatur youth realize their full potential by removing obstacles to	Letter of Support included?	
Community/neighborhd where partnership occurred	Decatur	Website	https://decatureducationfoundation.org/		
Contact Name	Gail Rothman	Direct Line	404-377-0641	Yes	
		Email	gail@decatureducationfoundation.org		
CBO 2 Name	City Schools of Decatur	Purpose:	Operation of the public school system for the City of Decatur	Letter of Support included?	
Community/neighborhd where partnership occurred	Decatur	Website	http://www.csdecatur.net/		
Contact Name	Dr. David Dude	Direct Line	404-371-3601	Yes	
		Email	ddude@csdecatur.net		

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.

In addition to the Decatur Education Foundation and the City Schools of Decatur, DHA/PAH has successfully partnered with Wylde Center, Decatur Preservation Alliance and Decatur Makers. See the attached separate pages for explanations and letters of support. During the past three years, DHA/PAH has participated in a wide variety of philanthropic activities that have benefited the City of Decatur, including the Target Area (Census Tract 227). Over \$272,836 in philanthropic investments over the past three years is documented in the attached pages.

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

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

Community Quarterback (CQB) See QAP for requirements.

CQB 1

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

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

iii. CQB Name		Website			
Contact Name		Direct Line			
		Email			

2. Quality Transformation Plan

4

2.

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

	4	
	Yes	

a) *Public and Private Engagement*

Tenancy:

Family

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

i. Transformation Partner 1	Local K-12 school district rep	Date of Public Meeting 1 between Partners	4/13/17
Org Name	City Schools of Decatur	Date(s) of publication of meeting notice	N/A
Website	http://www.csdecatur.net/	Publication(s)	N/A
Contact Name	Dr. David Dude	Social Media	N/a
	Direct Line 404-371-3601 ext 1034	Mtg Locatn	Lobby Conference Room, Decatur Recreation Center, 231 Sycamore Street
Email	ddude@csdecatur.net	Which Partners were present at Public Mtg 1 between Partners?	1 and 2
Role	Superintendent of Schools		

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	71
		22

ii. Transformation Partner 2	Transportation svcs provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name	Metro Atlanta Rapid Transit Authority - MARTA		Date(s) of publication of meeting notice	
Website	www.itsmarta.com		Publication(s)	
Contact Name	Jolando Crane	Direct Line 404-848-5051	Social Media	
Email	jcrane@itsmarta.com		Mtg Locatn	
Role	Senior Service Planner		Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "i" or "ii" below for (b).			Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. Yes
or	Nbr of Respondents			35
ii. Public Meetings				ii. Yes
Meeting 1 Date	5/2/17		Dates: Mtg 2	5/8/17
Date(s) of publication of Meeting 1 notice	4/22/17; 4/27/2017		Mtg Notice Publication	
Publication(s)	Decatur-Avondale Estates Patch; The DeKalb Champion Newspaper, City of		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?	No
Social Media	Oakhurst Neighborhood Association Facebook page and website		Publication(s)	Decatur-Avondale Estates Patch; The DeKalb Champion Newspaper, City
Meeting Location	Oakhurst Baptist Church, 222 East Lake Drive Decatur GA 30030		Social Media	Oakhurst Neighborhood Association Facebook page and website
Copy(-ies) of published notices provided in application binder?	Yes		Mtg Locatn	The Solarium at Historic Scottish Rite, 321 W. Hill Street, Decatur, GA 30
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:			Copy(-ies) of published notices provided in application binder?	Yes
i. Local Population Challenge 1	Lack of affordable housing options in the neighborhood and displacement of current residents with low or fixed incomes due to the cost of housing, housing			
Goal for increasing residents' access	Increase the production and preservation of affordable and workforce housing options in the Oakhurst community.			
Solution and Who Implements	Redevelopment of Trinity Walk, Phase III into a 34-unit, mixed-income property that will provide 27 units of affordable housing to residents earning up to			
Goal for catalyzing neighborhood's access	Amend the Lifecycle Dwelling Unit ordinance to encourage or require more affordable rental housing units in multi-family buildings for all areas zoned for mu			
Solution and Who Implements	New legislation for Lifecycle Dwelling Units passed, City of Decatur			
ii. Local Population Challenge 2	Limited ability to work or meet basic commercial needs in the neighborhood.			
Goal for increasing residents' access	Incentivize and advocate for local retailers to provide household goods at a range of price points.			
Solution and Who Implements	Advocate for the development of a grocery store at the East Lake MARTA station redevelopment through the Livable Centers Initiative Planning Study, MAR			
Goal for catalyzing neighborhood's access	Provide workforce development resources to low-income residents and facilitate connections to local businesses.			
Solution and Who Implements	Establish a referral service for Oakhurst Village businesses to hire Oakhurst residents (initial vetting and assistance with applications), City of Decatur Better			
iii. Local Population Challenge 3	Limited access to physical health services, social services and support networks, particularly for seniors.			
Goal for increasing residents' access	Increase access to health and social services			
Solution and Who Implements	Provide onsite monthly, free health screenings at Trinity Walk, Phase III for tenants, Decatur Housing Authority			
Goal for catalyzing neighborhood's access	Increase access to transportation for medical appointments			
Solution and Who Implements	Conduct outreach to Oakhurst residents to sign-up for volunteer ride service to medical appointments, Lifelong Community Advisory Board I CARE (Interfait			
iv. Local Population Challenge 4	Limited senior and intergenerational programming and marginalization from civic life.			
Goal for increasing residents' access	Improve communication to seniors and residents of apartment communities about meetings, resources and events			
Solution and Who Implements	Provide hard copy notices of community meetings and events to apartment communities, particularly Trinity Walk Phase III and Spring Pointe apartments,			
Goal for catalyzing neighborhood's access				
Solution and Who Implements				
v. Local Population Challenge 5	Reduction of bus routes and street/parking concerns on Oakview Road.			
Goal for increasing residents' access	Improve access to and increase transportation options in the local area			
Solution and Who Implements	Partner with MARTA to offer a monthly MARTA Senior Pass renewal service at a central Decatur location, City of Decatur			
Goal for catalyzing neighborhood's access	Infrastructure improvements to Oakview Road to improve connectivity and drainage			

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	71
		22

Solution and Who Implements

Improve Oakview Road to provide protected bike lanes, reduce stormwater runoff issues impacting Trinity Walk, Phase III and ensure that street signs, one-

C. Community Investment

1. Community Improvement Fund

Amount / Balance **50,000**

Family

4		
1	1.	

Source	Housing Authority of the City of Decatur, GA	
Contact	Douglas S. Faust	Direct Line (404) 270-2101
Email	dsf@decaturha.org	
Bank Contact	John Lavier	Direct Line (404) 240-1549

Bank Name	Fidelity Bank
Account Name	Housing Authority of the City of Decatur, GA/Trinity Wa
Bank Website	lionbank.com
Contact Email	john.lavier@lionbank.com

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

Description of Use of Funds
The Applicant envisions a robust and child-specific educational program for the Trinity Walk III children. Following interviews and regular contact with the parents, resident services personnel and property management staff will link residents and their children to on-site and off-site services that will enhance the educational attainment of children. The proposed uses include, but are not limited to, the following: Early Childhood Education, Pre-Kindergarten, Afterschool, Scholarships of Educational Summer Camps, Tutors Exceptional Education Experiences, College Scholarships, Computers, Opportunity Partnership Program, Mentoring, Special Education Needs, Books and Educational Materials, Student Assistance, Resident Education Staff, Education Awareness and Healthy Educational Initiatives.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.
The original source of the non-federal funds were earnings provided by the non-profit developer, Preserving Affordable Housing, Inc. (PAH), earned as developer fee from the revitalization of Trinity Walk Phase I (2014-055) and Trinity Walk Phase II (2015-066), previous phases of development for the Trinity Walk Revitalization. The Decatur Housing Authority (DHA) is a sponsor, related entity, and Property Manager for the Trinity Walk III community. DHA has an extensive commitment to educational support for its residents and their children through educational partnerships, afterschool, summer camps, and experiential learning. Afterschool Programs provide unique and supportive learning environments for youth. The Successfully Teaching Academic Readiness (STAR) Afterschool program is held at the Decatur Housing Authority's Community Resource Center, located at 481 Electric Avenue, Decatur, GA 30030. DHA has operated this program for 26 years. This program serves 75 low income K-5th grade students residing in DHA's affordable housing communities. The STAR After-school program operates 34 weeks in concordance with the schedule for the City Schools of Decatur. Computer classes are conducted in one hour sessions, twice daily Tuesday through Thursday. Tutoring, homework, reading, and enrichment classes supplement the curriculum daily. Staffing consists of six certified teachers, one technology instructor, two full time and two part-time Housing Authority employees, volunteers from Literacy Volunteers of Atlanta and resident volunteers. In order to ensure each student receives quality academic support, a 10 to 1 student-teacher ratio is maintained. Food service is out-sourced through City of Decatur School system and funded by the Decatur Housing Authority.
The new residents of Trinity Walk III will benefit from this experienced and strategic support for education and outreach. The \$50,000 of educational funding will underwrite many of the costs of children's needs within Trinity Walk III thereby assisting in resolving the educational divide for low income families as compared to higher income families in the Transformation Plan target area.
Of special interest is the Innovative Project Concept, Opportunity Partnership. DEF has partnered with the Decatur Housing Authority (DHA) to establish a mentoring program that pairs third graders from the DHA community with adult volunteers. The goal of the program is to close the opportunity gap which results in some students having fewer opportunities during their formative years. Mentors will help connect their students connect with educational and enrichment opportunities so they can explore their interests, find their passions, and develop useful life skills. Activities can include art, music, and educational efforts. .
A recent New York Times article by Eduardo Porter on September 22, 2015 noted, "For all the progress in improving educational outcomes among African-American children, the achievement gaps between more affluent and less privileged children is wider than ever, notes Sean Reardon of the Center for Education Policy Analysis at Stanford. Racial disparities are still a stain on American society, but they are no longer the main divider.

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.	
		Yes
		No

3. Third-Party Capital Investment

Competitive Pool chosen: **Flexible**

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

Unrelated Third-Party Name	City of Decatur
Unrelated Third-Party Type	Government
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	No
Distance from proposed project site in miles, rounded up to the next tenth of a mile	within .5 mile miles
Improvement Completion Date	Completed

Additional documentation required - see QAP.

Description of Investment or Funding Mechanism
In total, the City of Decatur has invested \$6.8 million within a 0.5-mile radius of the project. The majority of the work was funded by the City of Decatur. Improvements include; Streetscape and lighting improvements to Oakhurst Village commercial district, Oakhurst Park Improvements, renovation of the concession stand and the pavilion and tennis courts, McKoy Park Improvements, renovation of the concession stand and the pavilion, Acquisition of the Historic Scottish Rite property, Restoration of the Boys & Girls Club pool and building improvements. See CTP for additional third-party capital investments impacting the immediate Oakhurst community.

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	71
		22

Description of Investment's Furtherance of Plan

Description of how the investment will serve the tenant base for the proposed development

These investments by the City of Decatur in parks and other improvements in the Oakhurst community will greatly improve the quality of life for the future residents of Trinity Walk Phase III.

Full Cost of Improvement as a **Percent of TDC:**

6,860,000	
120.6835%	0.0000%

Total Development Costs (TDC):
5,684,289

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	71
	10	22
D.		
1.	No	
2.	No	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

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

Competitive Pool chosen:

Flexible

A. Phased Developments

Phased Development?

Yes- w/Master Plan

2015-062

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:

GA 14-055

Name

Trinity Walk Phase I

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

Number:

GA 15-062

Name

Trinity Walk Phase II

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

2.	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
- OR 2. **Four (4)** DCA funding cycles

3.		
2.		

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

3.		
1.		
2.		
3.		

Scoring Justification per Applicant

Applicant is claiming 3 points in this category because this project is the third phase of the overall Trinity Walk redevelopment project. Trinity Walk Phase I (GA 14-055) closed on June 5, 2015 and construction is complete. Trinity Walk Phase II (GA15-062) closed on May 24, 2016, construction is underway and is expected to be completed on or before June 1, 2017. A copy of the closing statement (Master Disbursement Schedule) and Notice of Commencement for Phase 2 are included in Tab 33.

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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

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

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

	Score Value	Self Score	DCA Score
TOTALS:	92	71	22

DCA's Comments:

Empty yellow box for DCA's Comments.

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	71
	2	22
	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

Applicant claims 2 point as none of the adverse conditions are present.

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?

	1	0
A.	1	
	Yes	

B. Tenant Ownership

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

B.	0	
	No	

DCA's Comments:

12. EXCEPTIONAL NON-PROFIT

Gateway General Partner III, Inc./Preserving Affordable Housing, Inc.

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

Nonprofit Setaside selection from Project Information tab:

Yes

Yes/No Yes/No

Is the applicant claiming these points for this project?

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

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

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

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

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

DCA's Comments:

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	34
------------	-----------

MGP	Trinity Walk III General Partner, LLC	0.0100%	Douglas S. Faust	NPSponsr	Decatur Housing Authority	0.0000%	Douglas S. Faus
OGP1	0	0.0000%	0	Developer	Preserving Affordable Housing, Inc. (0.0000%	Douglas S. Faus
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Hudson Housing Capital	98.9900%	Philip Gorgone	Developmt Consult	0	0.0000%	0
State LP	Sugar Creek Capital	1.0000%	Christopher Hite				

Scoring Justification per Applicant

DCA's Comments:

The site is not in a rural area.

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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TOTALS:	Score Value	Self Score	DCA Score
	92	71	22
	2	0	0
	1		

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

B. Designated Military Zones

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

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

City: **Decatur** County: **DeKalb** QCT? **No** Census Tract #: **227.00**

Scoring Justification per Applicant

DCA's Comments:

The project is not located in a GICH community and is not located in a Designated Military Zone.

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Flexible**

Indicate that the following criteria are met:

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

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

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

Total Qualifying Sources (TQS):

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	950,000
Total	950,000

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

5,684,289	16.7127%	0.0000%
-----------	----------	---------

The Applicant is claiming a total of 4 points in the category because the Project has a commitment from Decatur Housing Authority for a construction/permanent loan in an amount more than 15% of the TDC.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	71	22

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	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

3
27
3
21

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

B. Target Population Preference

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

3	0	0
B.	0	0
1.	Disagree	
2.		

Scoring Justification per Applicant

Applicant is claiming 2 points in this category and hereby 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 with Disabilities (PWD), and is prepared to accept the full utilization by DCA of the 10% of units.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

This property does not qualify for Historic Preservation points.

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

0
0
34
0.00%

2	0	0
A.		
2.		
B.		
1.		

B. Historic

The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved

Nbr Historic units:
Total Units

0
34

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	71
		22

NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total

0.00%

DCA's Comments:

--

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

Pre-requisites:

Agree or Y/N Agree or Y/N

1. In Application submitted, Applicant used the following needs data to more efficiently target the proposed initiative for a proposed property:

- a) A local Community Health Needs Assessment (CHNA)
- b) The "County Health Rankings & Reports" website: <http://www.countyhealthrankings.org/health-gaps/georgia>
- c) The Center for Disease Control and Prevention – Community Health Status Indicators (CHSI) website

2. The Applicant identified target healthy initiatives to local community needs?

3. Explain the need for the targeted health initiative proposed in this section.

Agree	
No	
Yes	
Yes	
Agree	

A review by partners at the Georgia Health Policy Center of the three suggested data sources and several other sources of health information identified five issues likely to be most relevant for future residents of Trinity Walk Phase III. The evidence identified (i) chronic disease, (ii) mental health, (iii) sexually transmitted diseases (STD), (iv) access to care, and (v) the food environment as topics on which the Healthy Housing Initiatives and other application components should place emphasis. Our Healthy Housing Initiative will include ongoing health screening opportunities for residents; health education programming tailored to these specific community health issues; and an integration of required services and design features to create a social and physical environment supportive of resident health and wellness. Further, social and recreational programs (1) can promote social connectivity, which can have positive effects on mental health, which has been identified as a concern in the community. Enrichment classes (2) such as computer tutoring can help residents increase understanding of health services available to them as well as improve their capability to fully engage with these opportunities. On-site health classes (3) focused on healthy eating will address an identified community health issue, and any physical activity programs would also contribute to chronic disease prevention and management. The provision of affordable housing for families in this community will encourage positive health outcomes by connecting residents with an array of partners and programs that address specific health concerns for the local population such as chronic disease, mental health, and healthy food access.

A. Preventive Health Screening/Wellness Program for Residents 3

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

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

Occurrence Cost to Resident

a) Screening for hypertension through blood pressure monitoring, diabetes or early onset of diabetes through blood glucose monitoring, and also	Monthly	0
b) Discuss a health topic of choice to promote awareness of health issues in the community	Monthly	0
c) Provide Healthy Eating Initiatives through community gardening and healthy cooking, emphasizing the importance of local, seasonal and health	Monthly	0
d) Engage residents in building skills and ensuring the basic organization, management and maintenance of the community garden	Monthly	0

3	3	0
a)	Agree	
b)	Yes	
c)	Yes	

B. Healthy Eating Initiative 2

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

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

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

2	0	0
a)		
b)		
c)		
d)		
e)		
2.		

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

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	71 22

b)		
c)		
d)		

C. Healthy Activity Initiative

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

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

0	0
---	---

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
----	--

Scoring Justification per Applicant

The Applicant is claiming 3 points in this category because is has agreed to establish a Preventative Health Screening and Wellness Program for the residents. The program meets or exceeds all of DCA's requirements.

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	3	0
---	---	---

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Decatur City

Tenancy

Family

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

--	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Oakhurst Elementary and 4/5 Academy	K-3 and 4-5	No	89.65	93.30	80.70	85.50	87.29	Yes
b) Middle/Junior High	Renfroe Middle School	6-8	No	91.30	88.80	89.10	88.50	89.43	Yes
c) High	Decatur High School	9-12	No	89.60	87.10	90.60	96.40	90.93	Yes
d) Primary/Elementary	Oakhurst Elementary and 4/5 Academy	K-3 and 4-5	No						
e) Middle/Junior High	Renfroe Middle School	6-8	No						
f) High	Decatur High School	9-12	No						

Scoring Justification per Applicant

Applicant is claiming 3 points in this category because the schools serving this property all have CCRPI scores exceeding the state average. Note: the Primary/Elementary grades for the property are served by two schools (Oakhurst Elementary K-3 and 4/5 Academy 4-5); therefore, the CCRPI scores used above are an average of the two schools. The CCRPI scores for either school on its own exceed the state average.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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21. WORKFORCE HOUSING NEED (choose A or B)

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

A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
TOTALS:	92	71 22
	2	0 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				
Min Exceeded by:	0.00%	0.00%	0.00%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:

Total Nbr of Jobs w/in the 2-mile radius:

Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:

Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	15,000	
Total Nbr of Jobs w/in the 2-mile radius	19,748	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	10,748	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	54.43%	0.00%

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

Scoring Justification per Applicant

The application does not qualify for points in this category.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

10	10	10

Applicant does not have any deductions and is therefore claiming 10 points in this category.

DCA's Comments:

TOTAL POSSIBLE SCORE

92	71	22
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

22

PART NINE - SCORING CRITERIA - 2017-046 Trinity Walk Phase III, Decatur, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS: 92	71	22

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 JUSTIFICATION

1. Application Completeness - Applicant is claiming 10 points in this category because it feels that it has submitted all documents required by DCA.
2. Deeper Targeting - Applicant is claiming 2 points in this category because it agrees to set income limits for at least 20% of the units at 50% AMI and gross rents at or below 30% of the 50% income limit.
7. Stable Communities - Applicant is claiming 5 points in this category because: A. the project is located in a census tract that is less than 15% below the Poverty Level according to the most recent FFIEC Census Report; B. the sub-cluster in which the project is located, according to the most recent Georgia Department of Public Health Stable Communities date hosted on the DCA Multi-Family Affordable Housing Properties map is B1; and C. Applicant agrees to make at least 20% of the units available to market rate (non-LIHTC) households.
11. Extended Affordability-Waiver of Qualified Contract Right - Applicant is claiming 1 point in the category because it agrees to forgo cancellation option for at least 5 years after the close of the Compliance Period.
12. Exceptional Non-Profit - Applicant is a qualified non-profit organization that is eligible to claim points in this category. This is the only application requesting these point in this funding round. It has submitted the Non-Profit Assessment Form and the required documentation is included in Tab #34 of the application.
16. Innovative Project Concept - Applicant is claiming 3 points in this category because it has established the Opportunity Partnership, which is an innovative collaborative mentoring program that puts the substantial resources of Decatur Education Foundation (DEF), citizens and businesses of Decatur, and Decatur Housing Authority (DHA) to work for low-income students. The program is unique and replicable, and has little impact on the operating funds of the property. The program has measureable benefits to the tenants.

Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund NarrativeTrinity Walk Phase III
Decatur, DeKalb County

The Decatur Housing Authority (DHA) is a sponsor, related entity, and Property Manager for the Trinity Walk III community. DHA has an extensive commitment to educational support for its residents and their children through educational partnerships, afterschool, summer camps, and experiential learning. DHA is making a commitment of \$50,000 in non-federal funds to support the provision of community services and resources to the Trinity Walk III future residents. Trinity Walk III is a family development comprised of 34 units of housing with 27 one-bedroom and 7 two-bedroom units. As a family development, the funds must support the goal of increasing educational achievement of children (ages 18 and under) living in Trinity Walk III. The funds will be directed to a designated financial account that is capable of documenting specific deposits and expenditures. The funds must be spent out over a period of five (5) years following the date that Trinity Walk III is placed in service.

The original source is non-federal funds earned by the nonprofit developer, Preserving Affordable Housing (PAH), earned as developer fee from the revitalization of Trinity Walk I (2014-055) and Trinity Walk II (2015-062), previous phases of development for the Trinity Walk Revitalization. The funds were on deposit with the Housing Authority of the City of Decatur, Georgia. The DHA Board of Commissioners has authorized a commitment of \$50,000 to support the provision of community services and resources to the Trinity Walk III future residents as described herein.

The \$50,000 in educational funding will support the goal of increasing educational achievement of children age 18 and under living in Trinity Walk III. The property management firm, DHA, is experienced in the provision and management of educational programs. DHA envisions a robust and child-specific educational program for the Trinity Walk III children. Following interviews and regular contact with the parents, resident services personnel and property management staff will link residents and their children to on-site and off-site services that will enhance the educational attainment of children. The proposed uses include, but are not limited to, the following:

- a. Early Childhood Education – If children cannot afford access to early childhood education, provide tuition and related expenses for a child in the College Heights Early Childhood Learning Center or other appropriately licensed facilities accessible to residents with children ages birth to five years.
- b. Pre-Kindergarten – If children cannot afford access to pre-kindergarten, provide tuition and related expenses for a child to attend an appropriately licensed facilities accessible to residents with age-appropriate children.
- c. Afterschool – If children cannot afford access, provide tuition and related expenses for a child to attend an educationally-based afterschool program with DHA, CSD, or other appropriate provider.
- d. Scholarships for Educational Summer Camps – If children cannot afford access to educationallybased summer camps, provide tuition and related expenses for attendance.
- e. Tutors – If needed, secure a specialized tutor to support the specific needs of a child.
- f. Exceptional Educational Experiences - Provide funds for summer enrichment activities and are awarded based on financial need and/or demonstration that the activity aligns with learning goals or is community service-oriented.
- g. College Scholarships – Based on the age requirements of DCA for educational funding of ages birth to 18 years of age, provide a scholarship award to a graduating high school student to attend a technical school, junior college, college, or university.
- h. Computers - Provide computers for home use and training for families in order to close the digital divide and ensure that all families can support student learning at home.

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

Trinity Walk Phase III
Decatur, DeKalb County

- i. Opportunity Partnership Program - DEF has partnered with DHA to establish a mentoring program that pairs third graders from the DHA community with adult volunteers. The goal of the program is to close the opportunity gap which results in some students having fewer opportunities during their formative years. Unlike traditional mentoring programs, the primary goal of the Opportunity Partnership will be to connect the low income student with quality opportunities that help him/her explore their interests, find their passions, and develop their useful life skills. The mentor will connect the child/family with activities, learning experiences, music, arts, technology, camps, and lessons that can spark a child's educational curiosity and/or give them a chance to develop unique skills. In 2016, third graders from the DHA community were paired with adult volunteers (screened and trained). Volunteer mentors served as "matchmaker" between low income students and the vast opportunities that exist in Decatur and beyond. Each year a new class of third grade students will be added, and existing participants will continue in the program. DEF employed a professional Mentor Coordinator to manage the volunteer mentors and formed a database of actual "opportunities". The program is easily replicable and measurable benefits include expanded horizons of young low income students. This program is being submitted within this application as an Innovative Project Concept.
- j. Mentoring costs and coordination are handled by DEF using foundation and grant resources. Outreach and coordination efforts are addressed jointly by DEF and DHA through existing and ongoing programs, including afterschool programs. The leveraging results from the in-kind and donated supportive effort from mentors and interested professionals and businesses who have been engaged to provide the unique experiences from the DEF database of providers. Partnership for Career achievement - The Partnership for Career Achievement (PCA) is a joint effort between DEF and Decatur High School to help students who are interested in vocational/trade programs to gain the training necessary to provide them with solid job prospects. The program pairs each student with a community advocate who will help the student navigate through their senior year and subsequent training programs. Seniors who successfully complete the program requirements will be eligible for scholarship awards to cover the cost of their chosen training program as well as associated costs. Funding can support these activities.
- k. Special Education Needs – As required, the program can provide funding for summer enrichment opportunities for students with an Individualized Education Plan.
- l. Books and Educational materials - Provides books, book groups materials, software, and author visits to at-risk or reluctant readers. Enables students in need to purchase age-appropriate books at elementary schools. Research shows children who have access to books and are read to consistently are more prepared for and more successful in school.
- m. Student Assistance - Supports students and their families who are in need of immediate financial assistance for food, clothing, medicine, eye glasses, and/or any basic need that might affect a child's ability to learn and succeed in school.
- n. Resident Education Staff – Supports the cost of specific staff who provide direct educational services for children ages birth to 18 years of age.
- o. Educational Awareness - Educational Awareness is a strategy that provides travel opportunities to low income students to learn about colleges, technical schools, universities (including Historically Black Colleges and Universities) by direct visits to these campuses well in advance of the time to submit an application to college.

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Trinity Walk Phase III

Decatur, DeKalb County

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Scoring Section 16 - Innovative Project Concept Narrative

Trinity Walk Phase III Decatur, DeKalb County

The Opportunity Partnership is a collaborative mentoring program that puts the substantial resources of Decatur Education Foundation (DEF), citizens and businesses of Decatur, and Decatur Housing Authority (DHA) to work for low-income students. The Opportunity Partnership addresses the "Opportunity Gap", which, "refers to the ways in which race, ethnicity, socioeconomic status, English proficiency, community wealth, familial situations, or other factors contribute to or perpetuate lower educational aspirations, achievement, and attainment for certain groups of students." [Hidden curriculum (2014, August 26). In S. Abbott (Ed.), *The glossary of education reform*.] Simply put, low-income students are not as able to participate in costly educational enrichment activities, and the absence of quality opportunities adversely impacts future academic achievement.

Unlike traditional mentoring programs, the primary goal of the Opportunity Partnership will be to connect the low income student with quality opportunities that help him/her explore their interests, find their passions, and develop their useful life skills. The mentor will connect the child/family with activities, learning experiences, music, arts, technology, camps, and lessons that can spark a child's educational curiosity and/or give them a chance to develop unique skills. In 2016, third graders from the DHA community were paired with adult volunteers (fully screened and trained). Volunteer mentors served as "matchmaker" between low income students and the vast opportunities that exist in Decatur and beyond. Each year a new class of third grade students will be added, and existing participants will continue in the program. DEF employs a professional Mentor Coordinator to manage the volunteer mentors and created a database of actual "opportunities". The program is easily replicable and measurable benefits include expanded horizons of young low income students.

Mentoring costs and coordination are handled by DEF using foundation and grant resources. Outreach and coordination efforts are addressed jointly by DEF and DHA through existing and ongoing programs, including afterschool programs. The leveraging results from the in-kind and donated supportive effort from mentors and interested professionals and businesses who provide unique experiences from the DEF extensive database of providers.

Research shows (Stanford & NEPC) that quality sustainable housing must be supported by a services-enriched community within a vigorous neighborhood to create a holistic approach for effective education and to reduce student barriers. The Trinity Walk Opportunity Partnership and Healthy Initiatives are reinforced by a Transformation Plan addressing education, commercial services, programs/activities, transportation, and housing. Although not eligible for scoring, DHA/PAH engaged in a Transformation Plan including a Community-Based Developer, Quality Transformation Plan, Community Investment, Community Improvement Fund (including \$50,000 developer commitment to education and health initiatives), Long-Term Ground Lease, and substantial Third-Party Capital Investments. The Transformation Plan supports the holistic educational goals of the Opportunity Partnership and the Trinity Walk III revitalization by engaging the larger community to dissolve barriers to quality education outcomes for tenants in multifamily affordable housing.

Students (K-5th Grade) are also eligible to participate in DHA's award-winning STARS Afterschool Program with transportation. Tutoring, homework assistance, reading, computers, and enrichment classes comprise the daily curriculum during the 34 weeks of school.

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]