

**Project Narrative**  
Abbington at Linwood  
LaFayette, Walker County

Abbington at Linwood, a scattered-site revitalization effort centered around the intersection of Probasco Street and Jones Street, LaFayette, GA 30728, is a proposed 61-unit row home/manor home rental home development in the Linwood community of LaFayette, GA. The development will consist of eight-unit two-story buildings clustered in three sites along Probasco Street. The sites are zoned R3 and B2 which allow for the proposed design. The development will target families. All sites are located within a quarter mile of each other.

Unit mix will comprise 1-bedroom/1 bathroom (765 square feet), 2-bedroom/2-bathroom (1,034 square feet), and 3-bedroom/2-bathroom (1,185 square feet) units. The development will be an affordable housing development, with below-market affordable rents at levels affordable to families at the 60% to 50% area median income level. One unit will be a manager (non-revenue) unit.

Amenities will be plentiful at the development to provide many services on site for the convenience of residents. Common amenities will include a fitness center, a health screening facility, library, computer center, community room with kitchenette, laundry facility, playground, and picnic pavilion with grills. Units will be fully equipped with refrigerator with icemaker, microwave, range top with oven, washer/dryer connections, and ceiling fans in bedrooms and living room. The development will be Earthcraft House/Multifamily certified.

The development is designed to serve as a catalyst for the City of LaFayette's revitalization plan for the Linwood neighborhood. Linwood is located on the west side of LaFayette in a former industrial neighborhood. This neighborhood has experienced decline with new commercial and residential development concentrating on the north side of town and along the Highway 27 corridor. The revitalization plan was developed with extensive input from a community stakeholder team.

In addition to physical redevelopment, Abbington at Linwood will also provide health care services to help tie the community together. The development will include special health screening and medical consultation space operated by a local medical office. While these services will be offered at no additional charge to residents, other neighborhood members can also access the services with fees offered on a sliding fee schedule based on family income.

The development and Linwood community are located within easy walking or driving distance of downtown LaFayette and a wealth of amenities. Municipal services, dining, shopping, grocery, and numerous recreational opportunities are located within a mile of the site. All utilities are available at the development sites. The high-quality brick and Hardiplank exteriors will blend in and complement the architecture of the surrounding homes.

**PART ONE - PROJECT INFORMATION - 2017-047 Abbington at Linwood, LaFayette, Walker County**

Please note:

- Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
- Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
- Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:

**2017-047**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 676,000	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	<<Enter Pre-App Nbr>>
			Have any changes occurred in the project since pre-application?	N/A - no pre-app

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

Project Name previously used:  DCA Project Nbr previously assigned:

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	William J. Rea, Jr.		Title	Principal
Address	2964 Peachtree Rd NW, Suite 200		Direct Line	(404) 273-1892
City	Atlanta		Fax	(404) 250-4091
State	GA	Zip+4	30305-2119	Cellular
Office Phone	(404) 250-4093	Ext.	703	E-mail
				billrea@reaventures.com

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

**IV. PROJECT LOCATION**

Project Name	Abbington at Linwood			Phased Project?	No
Site Street Address (if known)	Center of Scattered Site: Parcel 1023070			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	Corner of Probasco Street and Jones Street			Scattered Site?	Yes
Site Geo Coordinates (##.#####)	Latitude: 34.710618	Longitude: -85.289055		Nbr of Sites	3
City	LaFayette	9-digit Zip**	30728-2316	Acreage	6.3370
Site is predominantly located:	Within City Limits	County	Walker	Census Tract Number	13-295-0207.00
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	OCT?	Yes
		Overall:	Rural	DDA?	No
				HUD SA:	MSA
					Chattanooga

\* If street number unknown

Legislative Districts \*\*

If on boundary, other district:

Congressional	State Senate	State House
14	53	2

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

**Political Jurisdiction**

City of LaFayette	Website	www.cityoflafayettega.org
Name of Chief Elected Official	Title	
Address	City	LaFayette
Zip+4	Phone	(706) 639-1500
30728-0089		Email
		dhamilton@cityoflafayettega.org

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	61	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				<input type="text"/>

**PART ONE - PROJECT INFORMATION - 2017-047 Abbington at Linwood, LaFayette, Walker County**

**B. Mixed Use**

**C. Unit Breakdown**

		PBRA
Number of Low Income Units	60	0
Number of 50% Units	13	0
Number of 60% Units	47	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	60	
Common Space Units	1	
Total Units	61	

**E. Buildings**

Number of Residential Buildings	10
Number of Non-Residential Buildings	0
Total Number of Buildings	10

**F. Total Residential Parking Spaces**

**D. Unit Area**

Total Low Income Residential Unit Square Footage	58,103
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	58,103
Total Common Space Unit Square Footage	1,047
Total Square Footage from Units	59,150
Total Common Area Square Footage from Nonresidential areas	3,000
Total Square Footage	62,150

**VI. TENANCY CHARACTERISTICS**

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

**B. Mobility Impaired**

Nbr of Units Equipped:	4
Roll-In Showers	2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	2
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(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	<input type="text"/>	Elderly	<input type="text"/>
	HFOP	<input type="text"/>	Other	<input type="text"/>
% of Total Units	6.6%	Required:	5%	
% of Units for the Mobility-Impaired	50.0%	Required:	40%	
% of Total Units	3.3%	Required:	2%	

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

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

**VIII. SET ASIDES**

**A. LIHTC:** Nonprofit

**B. HOME:** CHDO  (must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:	<input type="text"/>				Inducement Date:	<input type="text"/>	
Office Street Address	<input type="text"/>				Applicable QAP:	<input type="text"/>	
City	<input type="text"/>	State	<input type="text"/>	Zip+4	<input type="text"/>	T-E Bond \$ Allocated:	<input type="text"/>
Contact Name	<input type="text"/>	Title	<input type="text"/>		E-mail	<input type="text"/>	
10-Digit Office Phone	<input type="text"/>	Direct line	<input type="text"/>	Website	<input type="text"/>		

**PART ONE - PROJECT INFORMATION - 2017-047 Abbington at Linwood, LaFayette, Walker County**

**XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND**

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

**A. Number of Applications Submitted:**

**B. Amount of Federal Tax Credits in All Applications:**

**C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:**

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
Rea GP Holdings Group II, LLC & Rea Ventu	Abbington Manor	Direct	Sean Brady	Abbington Manor	Direct
2	Abbington at Linwood	Direct	8	Abbington at Linwood	Direct
W.J. Rea Jr & E Buffenbarger & G Coogle III	Abbington Manor	Direct	9		
4	Abbington at Linwood	Direct	10		
Brady Communities, LLC & Brady Developm	Abbington Manor	Direct	11		
6	Abbington at Linwood	Direct	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	<input style="width: 50px;" type="text"/>
Original GHFA/DCA Project Number	<input style="width: 150px;" type="text"/>
First Year of Credit Period	<input style="width: 50px;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 50px;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 150px;" type="text"/>

First Building ID Nbr in Project	<input style="width: 100px;" type="text" value="GA-"/>
Last Building ID Nbr in Project	<input style="width: 100px;" type="text" value="GA-"/>

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable <u>non</u> public housing project	<input style="width: 50px;" type="text"/>
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HUD funded affordable public housing project	<input style="width: 50px;" type="text"/>
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**PART ONE - PROJECT INFORMATION - 2017-047 Abbington at Linwood, LaFayette, Walker County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?	<input type="text" value="No"/>		
Number of Public Housing Units reserved and rented to public housing tenants:		% of Total Residential Units	<input type="text" value="0%"/>
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA: <input type="text"/>	Households on Waiting List: <input type="text"/>	% of Total Residential Units <input type="text" value="0%"/>
Local PHA	<input type="text"/>		Contact <input type="text"/>
Street Address	<input type="text"/>		Direct line <input type="text"/>
City	<input type="text"/>	Zip+4 <input type="text"/>	Cellular <input type="text"/>
Area Code / Phone	<input type="text"/>	Email <input type="text"/>	<input type="text"/>

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

If yes, expiration year:  Nbr yrs to forgo cancellation option:

**New properties: to exercise an Extension of Cancellation Option?**

If yes, expiration year:  Nbr yrs to forgo cancellation option:

**C. Is there a Tenant Ownership Plan?**

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

If Yes ----->: Total Existing Units

Number Occupied

% Existing Occupied

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

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

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

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	<input type="text" value="July 1, 2019"/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

At Pre-Application the same project team submitted PA17-043 (Abbington Estates) and was determined to be Qualified Conditional, pending receipt of Letter from Syndicator OR relevant HFA indicating good standing. See Tab 19 for a copy of the determination and requested support documentation. In addition, we properly submitted all documentation for a new determination if DCA deems it necessary.

*(This area is highlighted yellow in the original document, indicating it is for DCA use only.)*

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-047 Abbington at Linwood, LaFayette, Walker 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)

Lafayette Abbington at Linwood, LP				Name of Principal		William J. Rea, Jr.	
2964 Peachtree RD NW, Suite 200				Title of Principal		Manager of GP	
Atlanta		Fed Tax ID:		Direct line		(404) 273-1892	
GA	Zip+4	30305-2119	Org Type:	For Profit	Cellular		(404) 273-1892
(404) 250-4093		703	E-mail		billrea@reaventures.com		

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

a. Managing Gen'l Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Abbington at Linwood Partner, LLC				Name of Principal		William J. Rea, Jr.	
2964 Peachtree RD NW, Suite 200				Title of Principal		Manager	
Atlanta		Website		Direct line		(404) 273-1892	
GA	Zip+4	30305-2119	www.reaventures.com	Cellular		(404) 273-1892	
(404) 250-4093		703	E-mail		billrea@reaventures.com		

b. Other General Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

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

c. Other General Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

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

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

a. Federal Limited Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Raymond James Tax Credit Funds, Inc.				Name of Principal		Gary K. Robinson	
880 Carillon Parkway				Title of Principal		VP - Director of Acquisitions	
St. Petersburg		Website		Direct line		(727) 567-5014	
FL	Zip+4	33716-1102	www.RJTcf.com	Cellular		(813) 494-4024	
(800) 438-8088			E-mail		Gary.K.Robinson@RaymondJames.com		

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

Sugar Creek Capital				Name of Principal		Chris Hite	
1819 Peachtree Road, NE, Suite 230				Title of Principal		Principal, President	
Atlanta		Website		Direct line		(314) 561-6804	
GA	Zip+4	30309-1857	www.sugarcreekcapital.com	Cellular			
(404) 343-1062			E-mail		chite@sugarcreekcapital.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Rea Ventures Group, LLC				Name of Principal	William J. Rea, Jr.
2964 Peachtree RD NW, Suite 200				Title of Principal	Manager
Atlanta		Website	www.reaventures.com	Direct line	(404) 273-1892
GA		Zip+4	30305-2119	Cellular	(404) 273-1892
(404) 250-4093	703	E-mail	billrea@reaventures.com		

**B. CO-DEVELOPER 1**

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

Brady Development, LLC				Name of Principal	Sean Brady
4625 Jefferson Lane SW				Title of Principal	Manager
Lilburn		Website	Not Applicable	Direct line	(404) 406-6697
GA		Zip+4	30047-4264	Cellular	(404) 406-6697
(404) 406-6697		E-mail	sbrady820@yahoo.com		

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

Stacey Suttle				Name of Principal	Stacey Suttle
513 Henderson Street				Title of Principal	
Lafayette		Website		Direct line	(423) 994-6921
GA		Zip+4	30728-0000	Cellular	
		E-mail	stsuttle@yahoo.com		

**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.

Great Southern, LLC				Name of Principal	Mike McGlamry
2009 Springhill Drive				Title of Principal	Manager
Valdosta		Website	www.greatsouthernllc.com	Direct line	(229) 561-9997
GA		Zip+4	31602-2135	Cellular	(229) 561-9997
(229) 506-6876		E-mail	mike@greatsouthernllc.com		

**C. MANAGEMENT COMPANY**

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

Boyd Management, Inc.				Name of Principal	Barbara (Babbie) Jaco
7700 Trenholm Road Extension				Title of Principal	Vice President
Columbia		Website	www.boydmanagement.com	Direct line	(803) 419-6556
SC		Zip+4	29223-1724	Cellular	(803) 422-9886
(803) 419-6556		E-mail	babbie.jaco@boydmanagement.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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<b>D. ATTORNEY</b>	Coleman Talley, LLC			Name of Principal	Gregory Q. Clark
Office Street Address	3475 Lenox Road NE, Suite 400			Title of Principal	Partner
City	Atlanta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	30326-3229	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 671-8260	E-mail	greg.clark@colemantalley.com		

<b>E. ACCOUNTANT</b>	Aprio, LLP			Name of Principal	Frank Gudger, CPA
Office Street Address	Five Concourse PKWY, Suite 1000			Title of Principal	Partner-in-Charge, Assuran
City	Atlanta	Website	cbh.com	Direct line	(404) 898-8244
State	GA	Zip+4	30328-6132	Cellular	(678) 362-0453
10-Digit Office Phone / Ext.	(404) 898-8244	E-mail	Frank.Gudger@aprio.com		

<b>F. ARCHITECT</b>	Martin Riley Associates - Architects, P.C.			Name of Principal	Mike Riley
Office Street Address	215 Church Street, Suite 200			Title of Principal	Partner
City	Decatur	Website	www.martinriley.com	Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	(404) 290-3390
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.)**

<b>A. LAND SELLER</b> (If applicable)	Various - See Purchase & Sale Ag	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?	Yes	William J. Rea, Jr. owns 45% interest in the Contractor and 58% of the Developer, Rea Ventures Group, LLC
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	William J. Rea, Jr. owns 45% interest in the Contractor and 58% of the General Partner, Rea GP Holdings Group II, LLC
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-047 Abbington at Linwood, LaFayette, Walker County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	Yes/No	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0100%	No	
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	99.9900%	No	
State Ltd Partner		No	No	For Profit		No	
NonProfit Sponsor							
Developer		No	No	For Profit		No	
Co-Developer 1		No	No	For Profit		No	
Co-Developer 2							
Owner Consultant							
Developer Consultant		No	No	For Profit		No	
Contractor		No	No	For Profit		No	
Managemen t Company		No	No	For Profit		No	
Total					100.0000%		

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

All development team members are experienced in multifamily LIHTC housing, with the exception of the Development Consultant (Stacey Suttle). Mr. Suttle worked in a Broker type role, working with the local community to help the Developer put many of the tax parcels under contract. As Mr. Suttle is not a licensed Broker, the Applicant has listed him as a Developer Consultant.

**PART THREE - SOURCES OF FUNDS - 2017-047 Abbington at Linwood, LaFayette, Walker County**

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

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		Yes	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: 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 <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify <b>Administrator</b> 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	Lancaster Pollard HUD 221(d)(4)	1,400,000	4.500%	12
Mortgage B	Sterling Bank Bridge Loan	5,650,000	6.000%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Raymond James Tax Credit Funds, Inc.	1,137,592		
State Housing Credit Equity	Sugar Creek Capital	741,572		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>8,929,164</b>		
Total Construction Period Costs from Development Budget:		<b>8,673,483</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>255,681</b>		

**PART THREE - SOURCES OF FUNDS - 2017-047 Abbingtn at Linwood, LaFayette, Walker 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)	Lancaster Pollard HUD 221(d)(4)	1,400,000	4.500%	40	40	79,012	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	4.75% Rea Ventures Group, LLC & Brady	60,599					

Total Cash Flow for Years 1 - 15: 443,000  
 DDF Percent of Cash Flow (Yrs 1-15) 13.679% 13.679%  
 Cash flow covers DDF P&I? **Yes**

Financing Type	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant				
State, Local, or Private Grant				
Federal Housing Credit Equity	Raymond James Tax Credit Funds, Inc. 5,687,962	5,746,000	-58,038.00	% of TDC
State Housing Credit Equity	Sugar Creek Capital 3,707,860	3,650,400	57,460.00	52%
Historic Credit Equity				34%
Invstmt Earnings: T-E Bonds				87%
Invstmt Earnings: Taxable Bonds				
Income from Operations				
Other:				
Other:				
Other:				
Total Permanent Financing:	10,856,421			
Total Development Costs from Development Budget:	10,856,421			
Surplus/(Shortage) of Permanent funds to development costs:	0			

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Permanent Financing Annual Debt Service in Year One on the HUD 221(d)(4) includes Principal & Interst payment of \$75,527 plus MIP of \$3,485 (0.25% x average outstanding principal in year one). All-in Permanent HUD 221(d)(4) rate of 4.75%. Amortization Schedule is provided with the Financing Commitment. HUD 221(d)(4) exceeds 12% of Total Development Cost, which qualifies for full leveraging points under the Rural Pool (greater than 10% of TDC). Raymond James is making a contribution equal to \$0.85 for 98.99% of their allocated Federal Credit. Sugar Creek Capital is making a contribution equal to \$085 of their allocated 1% Federal Credit and a contribution equal to \$0.54 of their allocated 100% State Credit. Sugar Creek's LOI terms say the will match the Federal Partners percentages and timing. Sterling Bank is providing a Bridge Loan to cover the shortfall in equity/loan proceeds during construction.

**PART FOUR - USES OF FUNDS - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				7,500	7,500				
Market Study				9,500	9,500				
Environmental Report(s)				15,000	15,000				
Soil Borings				16,500	16,500				
Boundary and Topographical Survey				12,500	12,500				
Zoning/Site Plan Fees				750	750				
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 >>									
				<b>Subtotal</b>	<b>61,750</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				468,300				468,300	
Site Demolition				97,200				97,200	
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>565,500</b>	<b>-</b>	<b>-</b>	<b>565,500</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	191,384		1,212,800	1,212,800				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>1,212,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				4,607,800	4,607,800				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				300,000	300,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>4,907,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		367,236	367,236				
Builder Overhead	6.000%	367,236	6.000%	122,412	122,412				
General Requirements*	2.000%	122,412	2.000%	367,236	367,236				
*See QAP: General Requirements policy	6.000%	367,236	6.000%	856,884	856,884				
	<b>14.000%</b>	<b>856,884</b>	<b>Subtotal</b>	<b>856,884</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>	<b>Average TCHC:</b>			116,291.40	per Res'l unit	114,384.98	per unit	112.27	per total sq ft
<b>6,977,484.00</b>				120.09	per Res'l unit SF	117.96	per unit sq ft		
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency	5.00%			348,874	348,874				

**PART FOUR - USES OF FUNDS - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee	56,500	56,500			
Bridge Loan Interest	175,694	148,606			27,088
Construction Loan Fee					
Construction Loan Interest	102,253	69,003			33,250
Construction Legal Fees	15,000	15,000			
Construction Period Inspection Fees	15,000	15,000			
Construction Period Real Estate Tax	20,000	20,000			
Construction Insurance	45,235	37,000			8,235
Title and Recording Fees	15,000	15,000			
Payment and Performance bonds	54,308	54,308			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>498,990</b>	<b>430,417</b>	<b>-</b>	<b>-</b>	<b>68,573</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	150,000	150,000			
Architectural Fee - Supervision	50,000	50,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	8,915	8,915			
Accessibility Inspections and Plan Review	7,500	7,500			
Construction Materials Testing	5,000	5,000			
Engineering	52,750	52,750			
Real Estate Attorney	120,000	80,000			40,000
Accounting	30,000	27,500			2,500
As-Built Survey	7,500	7,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>451,665</b>	<b>409,165</b>	<b>-</b>	<b>-</b>	<b>42,500</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 1,492					
Building Permits	29,014	29,014			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	31,000	31,000			
Sewer Tap Fees waived? <input type="text" value="No"/>	31,000	31,000			
<b>Subtotal</b>	<b>91,014</b>	<b>91,014</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	49,000				49,000
Permanent Loan Legal Fees					
Title and Recording Fees	65,675				65,675
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: HUD Fees	18,200				18,200
<b>Subtotal</b>	<b>132,875</b>				<b>132,875</b>

**PART FOUR - USES OF FUNDS - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

		<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
<b>DCA-RELATED COSTS</b>			<b>DCA-RELATED COSTS</b>			
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	54,080	54,080				54,080
LIHTC Compliance Monitoring Fee	48,800	48,800				48,800
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>112,380</b>				<b>112,380</b>
<b>EQUITY COSTS</b>			<b>EQUITY COSTS</b>			
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>-</b>				<b>-</b>
<b>DEVELOPER'S FEE</b>			<b>DEVELOPER'S FEE</b>			
Developer's Overhead	0.000%					
Consultant's Fee	0.784%	10,000				10,000
Guarantor Fees	0.000%					
Developer's Profit	99.216%	1,265,000	1,265,000			
	<b>Subtotal</b>	<b>1,275,000</b>	<b>1,265,000</b>	<b>-</b>	<b>-</b>	<b>10,000</b>
<b>START-UP AND RESERVES</b>			<b>START-UP AND RESERVES</b>			
Marketing		10,000				10,000
Rent-Up Reserves	73,686	73,686				73,686
Operating Deficit Reserve:	186,878	186,878				186,878
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,082	66,000	66,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>336,564</b>	<b>66,000</b>	<b>-</b>	<b>-</b>	<b>270,564</b>
<b>OTHER COSTS</b>			<b>OTHER COSTS</b>			
Relocation		4,325				4,325
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>4,325</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,325</b>
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>10,856,421</b>	<b>9,649,704</b>	<b>-</b>	<b>-</b>	<b>1,206,717</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	<b>177,974.11</b>	<b>Square Foot:</b>	<b>174.68</b>		

**PART FOUR - USES OF FUNDS - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

**Subtractions From Eligible Basis**

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

**Total Subtractions From Basis:**

**Eligible Basis Calculation**

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

Type:

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	9,649,704	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	9,649,704	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	12,544,615	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	12,544,615	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,129,015	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>1,129,015</b>		

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

10,904,701	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:  Funding Amount <input type="text" value="0"/>	If proposed project has Historic Designation, indicate below (Y/N):  Hist Desig <input type="text"/>
10,856,421		
1,400,000		
9,456,421		

/ 10
945,642
1.3900
<b>680,318</b>

=  Federal +  State

680,318
---------

676,000
---------

676,000
---------

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

PART FOUR - USES OF FUNDS - 2017-047 Abington at Linwood, LaFayette, Walker County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard Costs estimated by the construction company that has decades of experience building multifamily housing. Applicant is building mixed townhomes and two story walk up buildings. These buildings are similar to Oliver Place (#14-023) so the Applicant is familiar with the costs associated with this type of building (as adjusted by the construction company for unit mix and changes in construction material and labor costs). Demolition Cost is \$60,000 for demolition of current residence on-site (with Asbestos proper disposal) as well as \$37,200 for hard and soft costs associated with Brown Field Clean up and testing. Permit, Impact, Water Tap and Sewer Tap calculated based on current rates with conversations with the city/county (See tab 1) Property is developing a Community Services Facility attached to the clubhouse to support their Healthy Housing Initiative. The facility meets all of the requirements under Rev. Rul. 2003-77, 2003-29 I.R.B. 75 to include the it in basis, although there is plenty of extra eligible basis in the deal and wouldn't affect the credit allocation if it were removed. The \$300,000 budgeted for Accessory Structures includes the cost of that facility. Relocation of the single tenant on property is anticipated to be permanent displacement, and as such the fees are not included in basis. The Developer Consultant worked in a real estate Broker type role for land acquisition. As such his \$10,000 fee is not listed as eligible.

**PART FOUR (b) - OTHER COSTS - 2017-047 - Abbingtn at Linwd - LaFayette - Walker, 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**

HUD Fees

HUD MIP for two years  $(0.25\% \times 2) = 0.50\% \times \$3,761,200 = \$7,000$ . HUD Application Fee  $0.30\% \times \$3,761,200 = \$4,200$ . HUD Inspection Fee  $0.50\% \times \$3,761,200 = \$7,000$ .

Total Cost

**DCA-RELATED COSTS**

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

Total Cost

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

Total Cost

**EQUITY COSTS**

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

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
-----------------------------------	----------------------------

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

Total Cost  Total Basis

**OTHER COSTS**

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

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-047 Abbington at Linwood, LaFayette, Walker 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

Georgia Department of Community Affairs (N. Larger Apt Bldg 5+)		
January 1, 2017	Structure	2-Story Walkup

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			5	6	9		
Cooking	Electric	X			7	9	12		
Hot Water	Electric	X			14	19	24		
Air Conditioning	Electric	X			6	9	12		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48	59		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>94</b>	<b>118</b>	<b>149</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

Georgia Department of Community Affairs (N. Row		
January 1, 2017	Structure	Townhome

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					9		
Cooking	Electric	X					12		
Hot Water	Electric	X					24		
Air Conditioning	Electric	X					12		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X					33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X					59		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>149</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Property will provide Range/Microwave and Refrigerator. Four units are Townhome design. The remainder are two story walk up.

**DCA COMMENTS**





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

Historic  
Historic  
Historic  
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	1	4	0	5
0	0	0	0	0	0
0	21	28	7	0	56
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

**Unit Square Footage:**

Low Income

60% AMI  
50% AMI  
Total

0	11,415	24,792	9,528	0	45,735
0	4,666	4,146	3,556	0	12,368
0	16,081	28,938	13,084	0	58,103
0	0	0	0	0	0
0	16,081	28,938	13,084	0	58,103
0	0	1,047	0	0	1,047
0	16,081	29,985	13,084	0	59,150

Unrestricted  
Total Residential  
Common Space  
Total

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

**Ancillary Income**

9,009

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	48,200
Maintenance Salaries & Benefits	46,725
Support Services Salaries & Benefits	15,000
Other (describe here)	
<b>Subtotal</b>	<b>109,925</b>

**On-Site Office Costs**

Office Supplies & Postage	4,800
Telephone	4,300
Travel	500
Leased Furniture / Equipment	1,200
Activities Supplies / Overhead Cost	1,000
Other (describe here)	
<b>Subtotal</b>	<b>11,800</b>

**Maintenance Expenses**

Contracted Repairs	7,500
General Repairs	3,800
Grounds Maintenance	30,000
Extermination	2,800
Maintenance Supplies	3,800
Elevator Maintenance	
Redecorating	3,000
Other (describe here)	
<b>Subtotal</b>	<b>50,900</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	
<b>Subtotal</b>	<b>0</b>

**Professional Services**

Legal	1,000
Accounting	8,000
Advertising	2,000
Other (describe here)	
<b>Subtotal</b>	<b>11,000</b>

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

Electricity	15	11,000
Natural Gas	0	
Water&Swr	12	8,500
Trash Collection		11,000
Other (describe here)		
<b>Subtotal</b>		<b>30,500</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	35,253
Insurance**	16,470
Other (describe here)	
<b>Subtotal</b>	<b>51,723</b>

**Management Fee:**

	<b>28,896</b>
509.36	Average per unit per year
42.45	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **294,744**

Average per unit 4,831.87  
*Total OE Required 0*

**Replacement Reserve (RR)** **15,250**

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	61 units x \$250 =	15,250
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>61</b>	<b>15,250</b>

**TOTAL ANNUAL EXPENSES** **309,994**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Rents used are based on 2016 rents for the Chatanooga MSA. The utility allowances are as of January 1, 2017, per the QAP. Real estate tax calculation is provided in Tab 01 and based on current tax rates prior to any abatements (which there isn't any abatement). Insurance was calculated based on annual cost provided by insurance provider (CJ Thomas), a copy of the quote is include in Tab 01 Support Services from MOU with Primary Healthcare Centers, under Tab 40.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-047 Abbington at Linwood, LaFayette, Walker 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.76%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,896
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	450,456	459,465	468,654	478,028	487,588	497,340	507,287	517,432	527,781	538,337
Ancillary Income	9,009	9,189	9,373	9,561	9,752	9,947	10,146	10,349	10,556	10,767
Vacancy	(32,163)	(32,806)	(33,462)	(34,131)	(34,814)	(35,510)	(36,220)	(36,945)	(37,684)	(38,437)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(265,848)	(273,824)	(282,038)	(290,499)	(299,214)	(308,191)	(317,437)	(326,960)	(336,768)	(346,872)
Property Mgmt	(28,896)	(29,763)	(30,656)	(31,575)	(32,523)	(33,498)	(34,503)	(35,538)	(36,605)	(37,703)
Reserves	(15,250)	(15,708)	(16,179)	(16,664)	(17,164)	(17,679)	(18,209)	(18,756)	(19,318)	(19,898)
NOI	117,308	116,555	115,693	114,718	113,625	112,409	111,063	109,583	107,961	106,194
Mortgage A	(79,012)	(78,979)	(78,945)	(78,909)	(78,872)	(78,833)	(78,792)	(78,750)	(78,705)	(78,658)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	38,296	37,576	36,748	35,809	34,753	33,576	32,271	30,833	29,256	27,536
DCR Mortgage A	1.48	1.48	1.47	1.45	1.44	1.43	1.41	1.39	1.37	1.35
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.48	1.48	1.47	1.45	1.44	1.43	1.41	1.39	1.37	1.35
Oper Exp Coverage Ratio	1.38	1.37	1.35	1.34	1.33	1.31	1.30	1.29	1.27	1.26
Mortgage A Balance	1,387,212	1,373,836	1,359,846	1,345,213	1,329,908	1,313,900	1,297,156	1,279,644	1,261,326	1,242,167
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-047 Abbington at Linwood, LaFayette, Walker 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.76%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,896
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	549,103	560,085	571,287	582,713	594,367	606,254	618,380	630,747	643,362	656,229
Ancillary Income	10,982	11,202	11,426	11,654	11,887	12,125	12,368	12,615	12,867	13,125
Vacancy	(39,206)	(39,990)	(40,790)	(41,606)	(42,438)	(43,287)	(44,152)	(45,035)	(45,936)	(46,855)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(357,278)	(367,996)	(379,036)	(390,407)	(402,119)	(414,183)	(426,608)	(439,406)	(452,589)	(466,166)
Property Mgmt	(38,834)	(39,999)	(41,199)	(42,435)	(43,708)	(45,019)	(46,370)	(47,761)	(49,194)	(50,669)
Reserves	(20,495)	(21,110)	(21,743)	(22,395)	(23,067)	(23,759)	(24,472)	(25,206)	(25,962)	(26,741)
NOI	104,273	102,192	99,945	97,524	94,923	92,132	89,145	85,953	82,549	78,923
Mortgage A	(78,609)	(78,558)	(78,505)	(78,449)	(78,390)					
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	25,664	23,634	21,440	19,075	16,533	92,132	89,145	85,953	82,549	78,923
DCR Mortgage A	1.33	1.30	1.27	1.24	1.21					
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.33	1.30	1.27	1.24	1.21					
Oper Exp Coverage Ratio	1.25	1.24	1.23	1.21	1.20	1.19	1.18	1.17	1.16	1.15
Mortgage A Balance	1,222,128	1,201,169	11,749,246	1,156,317	1,132,334					
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-047 Abbington at Linwood, LaFayette, Walker 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.76%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,896
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	669,354	682,741	696,396	710,324	724,530	739,021	753,801	768,877	784,255	799,940
Ancillary Income	13,387	13,655	13,928	14,206	14,491	14,780	15,076	15,378	15,685	15,999
Vacancy	(47,792)	(48,748)	(49,723)	(50,717)	(51,731)	(52,766)	(53,821)	(54,898)	(55,996)	(57,116)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(480,151)	(494,556)	(509,393)	(524,674)	(540,415)	(556,627)	(573,326)	(590,526)	(608,241)	(626,489)
Property Mgmt	(52,189)	(53,755)	(55,368)	(57,029)	(58,740)	(60,502)	(62,317)	(64,186)	(66,112)	(68,095)
Reserves	(27,543)	(28,369)	(29,221)	(30,097)	(31,000)	(31,930)	(32,888)	(33,875)	(34,891)	(35,938)
NOI	75,066	70,968	66,620	62,013	57,135	51,976	46,525	40,771	34,700	28,302
Mortgage A										
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	75,066	70,968	66,620	62,013	57,135	51,976	46,525	40,771	34,700	28,302
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04
Mortgage A Balance	-	-	-	-	-	-	-	-	-	-
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-047 Abington at Linwood, LaFayette, Walker 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.76%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,896
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	815,939	832,257	848,903	865,881	883,198
Ancillary Income	16,319	16,645	16,978	17,318	17,664
Vacancy	(58,258)	(59,423)	(60,612)	(61,824)	(63,060)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(645,283)	(664,642)	(684,581)	(705,118)	(726,272)
Property Mgmt	(70,138)	(72,242)	(74,410)	(76,642)	(78,941)
Reserves	(37,016)	(38,126)	(39,270)	(40,448)	(41,662)
NOI	21,563	14,470	7,008	(834)	(9,073)
Mortgage A					
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	21,563	14,470	7,008	(834)	(9,073)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.03	1.02	1.01	1.00	0.99
Mortgage A Balance	-	-	-	-	-
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-047 Abbington at Linwood, LaFayette, Walker 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.76%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,896
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

Permanent Financing Annual Debt Service in Year One on the HUD 221(d)(4) includes Principal & Interest payment of \$75,527 plus MIP of \$3,485 (0.25% x average outstanding principal in a year). All-in Permanent HUD 221(d)(4) rate of 4.75%. Each subsequent year the MIP decreases accordingly as the MIP is applied annually to the outstanding average principal balance. Amortization Schedule provided by Underwriter and included with the Commitment. Property is USDA Rural, and needs higher DCR in the beginning of the Compliance Period in order to remain feasible over the 15 years. Even with the higher DCRs in the beginning the property is still less than the maximum urban DCR of 1.50% Urban and the property is in the Chatanooga MSA.

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abbington at Linwood, LaFayette, Walker County**

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

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

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

DCA's Overall Comments / Approval Conditions:

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

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

Pass?

*Threshold Justification per Applicant*

The Applicant has submitted an proposal which conforms to the QAP. All costs for Development and Construction have been carefully underwritten by experienced estimators. Federal (\$0.85) and State (\$0.54) Equity Pricing are competitive and worked out with experinced Syndicators and are appropriate for their yields. Operating Costs (\$4,832/unit) have been proposed by the experienced Management Company. Rents have been set with careful consultation with experience Maket Anylist and have been underwitten to achieve excellent capture rates. Utility Allowances were provided by DCA. Total Developer Fee and Deferred Developer Fee are within QAP limits. The property has provided a HUD 221 (d)4 loan that is within 100 bsp of Bank Prime Rate as of April 20, 2017 equal to at least 10% of Total Development Cost.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

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

**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.

**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.

		New Construction and Acquisition/Rehabilitation		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type
<b>Detached/Semi-Detached</b>	Efficiency	0	133,109 x 0 units = 0	0	146,419 x 0 units = 0
	1 BR	1	174,341 x 0 units = 0	0	191,775 x 0 units = 0
	2 BR	2	211,588 x 0 units = 0	0	232,746 x 0 units = 0
	3 BR	3	258,924 x 0 units = 0	0	284,816 x 0 units = 0
	4 BR	4	304,750 x 0 units = 0	0	335,225 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>	Efficiency	0	124,813 x 0 units = 0	0	137,294 x 0 units = 0
	1 BR	1	163,799 x 0 units = 0	0	180,178 x 0 units = 0
	2 BR	2	199,390 x 1 units = 199,390	0	219,329 x 0 units = 0
	3 BR	3	245,408 x 4 units = 981,632	0	269,948 x 0 units = 0
	4 BR	4	291,530 x 0 units = 0	0	320,683 x 0 units = 0
	<i>Subtotal</i>	<i>5</i>	<i>1,181,022</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>	Efficiency	0	103,445 x 0 units = 0	0	113,789 x 0 units = 0
	1 BR	1	142,830 x 21 units = 2,999,430	0	157,113 x 0 units = 0
	2 BR	2	181,076 x 28 units = 5,070,128	0	199,183 x 0 units = 0
	3 BR	3	236,303 x 7 units = 1,654,121	0	259,933 x 0 units = 0
	4 BR	4	294,424 x 0 units = 0	0	323,866 x 0 units = 0
	<i>Subtotal</i>	<i>56</i>	<i>9,723,679</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>	Efficiency	0	107,835 x 0 units = 0	0	118,618 x 0 units = 0
	1 BR	1	150,968 x 0 units = 0	0	166,064 x 0 units = 0
	2 BR	2	194,102 x 0 units = 0	0	213,512 x 0 units = 0
	3 BR	3	258,803 x 0 units = 0	0	284,683 x 0 units = 0
	4 BR	4	323,504 x 0 units = 0	0	355,854 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>		<b>61</b>	<b>10,904,701</b>	<b>0</b>	<b>0</b>

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

**Chattanooga**

Tot Development Costs:

**10,856,421**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**10,904,701**

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

*Threshold Justification per Applicant*

*DCA's Comments:*

Hard costs were determined with an experienced contractor utilizing data from similar recent projects

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

Good market for a Family property with good schools and access to a great metropolitan area of

**4 REQUIRED SERVICES**

Pass?

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

Does Applicant agree?

**Agree**

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

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

**Semi Monthly Birthday Parties**

**Computer Tutoring**

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:*

Tenants will also be encouraged to utilize the clubhouse for daily functions in addition to the above

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

<b>Applicant Response</b>	<b>DCA USE</b>
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**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.

**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.	Real Property Research Group	
B.	Five to Six Months, (10 units per month)	
C.	99.10%	
D.	17.50%	

Pass?

	Project Nbr	Project Name
1		
2		

	Project Nbr	Project Name
3		
4		

	Project Nbr	Project Name
5		
6		

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

F.

*Threshold Justification per Applicant*

Occupancy rates show a sufficient market for the proposed project. There were no DCA tax credit projects for family tenancy in the 2014 or 2015 cycle.

*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?

Appraiser's Name:

Pass?

A.	<b>No</b>	
B.	<b>No</b>	
1)		
2)		
3)		
4)		
C.		
D.		
1)	<b>No</b>	
2)	<b>No</b>	
3)	<b>No</b>	

- 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?

*Threshold Justification per Applicant*

No identity of interest exists between the buyer and seller of the property. No appraisal required at this time.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

<b>Applicant Response</b>	<b>DCA USE</b>
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**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.

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?	
-------	--

- A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?
  - 1) If "Yes", name of company that prepared the noise assessment?
  - 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
  - 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

A. <b>GEC</b>		
	B. <b>No</b>	
	C. <b>Yes</b>	
1) <b>GEC</b>		
	2) <b>63.8</b>	

**Chattooga and Chickamauga Railroad**

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

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

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

1) Lead-based paint?	<b>Yes</b>		5) Endangered species?	<b>No</b>	
2) Noise?	<b>No</b>		6) Historic designation?	<b>No</b>	
3) Water leaks?	<b>No</b>		7) Vapor intrusion?	<b>No</b>	
4) Lead in water?	<b>No</b>		8) Asbestos-containing materials?	<b>Yes</b>	

9) Mold?	<b>No</b>	
10) PCB's?	<b>No</b>	
11) Radon?	<b>No</b>	

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

- F. Is all additional environmental documentation required for a HOME application included, such as:
  - 1) Eight-Step Process for Wetlands and/or Floodplains required and included?
  - 2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?
  - 3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?

1)		
2)		
3)		

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

G. 

--	--	--

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

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

H. 

<<Select>>	<<Select>>
------------	------------

I. List all contiguous Census Tracts: I. 

--	--	--

J. Is Contract Addendum included in Application? J. 

--	--	--

*Threshold Justification per Applicant*

Lead Based paint and Asbestos issues will be taken care of during demolition and the additional handling cost properly reflected. Brownfield remediation documentation is accounted for the the Brownfield

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abbington at Linwood, LaFayette, Walker 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.

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date: 1/28/18
- B. Form of site control: B. **Contract/Option**
- C. Name of Entity with site control: C. **Lafayette Abbington at Linwood, LP**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

<b>Pass?</b>		
A.	Yes	
B.	<<Select>>	
C.	Lafayette Abbington at Linwood, LP	
D.	Yes	

*Threshold Justification per Applicant*

Applicant has been assigned the contract/option. Expiration date is 90 days after award which putss it through 1-28-18 or later.

*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?

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

*Threshold Justification per Applicant*

The development sites are all along existing paved roads, most of which have been recently repaved as part of an initiative the city has made to redevelop the neighborhood.

*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?

<b>Pass?</b>		
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*

Sites are propety zoned for the intended use, setbacks, density etc have been carefully vetted with the city and are reflected on the architectural site plans.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abington at Linwood, LaFayette, Walker County**

<b>Applicant Response</b>	<b>DCA USE</b>
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**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:  
*Threshold Justification per Applicant*

1) Gas	NA
2) Electric	City of Lafayette Electric Department

<b>Pass?</b>		
1)	No	
2)	Yes	

No Gas will be utilize on the subject development. A letter from the cities electric department is included in the application.

*DCA's Comments:*

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

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

1) Public water	City of Lafayette
2) Public sewer	City of Lafayette

<b>Pass?</b>		
A1)	No	
2)		
B1)	Yes	
2)	Yes	

*Threshold Justification per Applicant*

Public Water and Sewere is available at each site in the scattered site which has been verified by the city who operates the water / sewer system.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

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

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

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

<b>Pass?</b>		
A.	No	
	Agree	

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

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Furnished Exercise / Fitness Center		
2) Equipped Playground		

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

<b>Pass?</b>		
B.	Agree	

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

- 1) HVAC systems
- 2) Energy Star refrigerators
- 3) Energy Star dishwashers (not required in senior USDA or HUD properties)
- 4) Stoves
- 5) Microwave ovens
- 6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR  
b. Electronically controlled solid cover plates over stove top burners
- D. If proposing a Senior project or Special Needs project, Applicant agrees to provide the following additional required Amenities:
  - 1) Elevators are installed for access to all units above the ground floor.
  - 2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors
  - 3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988  
b. If No, was a DCA Architectural Standards waiver granted?

<b>Pass?</b>		
C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	
D.	N/A	
1)		
2)		
3a)		
3b)		

*Threshold Justification per Applicant*

The amenities are appropriately geared towards a family tenancy.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker 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.*

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

Pass?

A. Type of rehab (choose one):

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

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C.

Name of qualified BPI Building Analyst or equivalent professional:

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replace 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*

Property is not a Rehab.

*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?

A.

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.)?

B.

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?

C.

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D.

*Threshold Justification per Applicant*

Site plan shows all relevant information required by QAP and as produced by Martin Riley and Associates.

*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?

A.

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?

B.

*Threshold Justification per Applicant*

Rea Ventures Group takes great pride in the sustainability of the affordable housing developments that we have developed and continue to own and operate.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abington at Linwood, LaFayette, Walker 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.

**17 ACCESSIBILITY STANDARDS**

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

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?

		<b>Nbr of Units Equipped:</b>		<b>Minimum Required: Nbr of Units    Percentage</b>
1) a. Will at least <b>5%</b> of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?	1) a. Mobility Impaired	4	4	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	1) b. Roll-In Showers	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2) Sight / Hearing Impaired	2	2	2%

C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

The DCA qualified consultant will perform the following:      Name of Accessibility Consultant      Zeffert and Associates

- 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*

Accessibility and Fair Housing for disabled tenants continues to be an important role and focus of our development team. The development will be in full compliance with ADA requirements and standards.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abbington at Linwood, LaFayette, Walker County**

<b>Applicant Response</b>	<b>DCA USE</b>
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**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.

**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?

<b>Pass?</b>	
<b>No</b>	
<b>Yes</b>	

**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.

A.		
----	--	--

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

- 1) Exterior Wall Finishes (select one)
- 2) Major Bldg Component Materials & Upgrades (select one)

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

B.		
1) <b>Yes</b>		
2) <b>Yes</b>		

**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)

C.		
1) <b>No</b>		
2) <b>No</b>		

*Threshold Justification per Applicant*

The architectural design of the project represents a type used successfully on numerous prior developments and which has been received well in markets across the state of Georgia. Exterior will be brick

*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):

<b>Pass?</b>	
A. <b>Yes</b>	
B. <b>Yes</b>	
C. <b>No</b>	
D. <b>No</b>	

**F. DCA Final Determination**

- E.
- F.

*Threshold Justification per Applicant*

Qualification Determination Request was submitted by the same Project Team for Abbington Estates (PA17-043). The Qualification states William Rea as: Certifying General Partner/Principal and

*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?

<b>Pass?</b>	
A. <b>Yes</b>	
B. <b>No</b>	
C. <b>Yes</b>	

*Threshold Justification per Applicant*

Pre App by the same Project Team was submitted for Abbington Estates (PA17-043). We continue to maintain compliance both within Georgia and the other states we develop within. Please refer to Tab

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

<b>Applicant Response</b>	<b>DCA USE</b>
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**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.

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

	Pass?	
A. Name of Qualified non-profit: A. <input style="width: 80%;" type="text"/>	<input type="checkbox"/>	
B. Non-profit's Website: B. <input style="width: 80%;" type="text"/>	<input type="checkbox"/>	
C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? C.	<input type="checkbox"/>	
D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? D.	<input type="checkbox"/>	
E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? E.	<input type="checkbox"/>	
F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? F.	<input type="checkbox"/>	
G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G.	<input type="checkbox"/>	
H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.	<input type="checkbox"/>	
I. Is an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I.	<input type="checkbox"/>	

*Threshold Justification per Applicant*

Project is not requesting the Non-Profit Set-Aside.

*DCA's Comments:*

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

	Pass?	
A. Name of CHDO: <input style="width: 80%;" type="text"/> Name of CHDO Managing GP: <input style="width: 80%;" type="text"/>	<input type="checkbox"/>	
B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B.	<input type="checkbox"/>	
C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C.	<input type="checkbox"/>	
D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount: <input style="width: 100px; text-align: center;" type="text" value="0"/>	<input type="checkbox"/>	

*Threshold Justification per Applicant*

Property is not requesting a HOME loan or CHODO Set-Aside

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

	Pass?	
A. Credit Eligibility for Acquisition	No	
B. Credit Eligibility for Assisted Living Facility	No	
C. Non-profit Federal Tax Exempt Qualification Status	No	
D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]	Yes	
E. Other (If Yes, then also describe): E. <input style="width: 80%;" type="text"/>	No	

*Threshold Justification per Applicant*

Required Legal Opinion for Scattered Site from Greg Clark of Coleman Talley is included in the application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-047 Abington at Linwood, LaFayette, Walker 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.

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

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

1	
---	--

4) Number of Down units

0	
---	--

2) Number of Rent Burdened Tenants

0	
---	--

5) Number of Displaced Tenants

1	
---	--

3) Number of Vacancies

0	
---	--

E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

1) Individual interviews

Yes	
-----	--

3) Written Notifications

Yes	
-----	--

2) Meetings

Yes	
-----	--

4) Other - describe in box provided:

--	--

*Threshold Justification per Applicant*

One tenant within one unit of existing housing, as described in the relocation plan.

*DCA's Comments:*

--	--

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

Pass?

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?

A.	Agree	
----	-------	--

B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?

B.	Agree	
----	-------	--

C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?

C.	Agree	
----	-------	--

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?

D.	Agree	
----	-------	--

E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?

E.	Agree	
----	-------	--

F. Includes making applications for affordable units available to public locations including at least one that has night hours?

F.	Agree	
----	-------	--

G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?

G.	Agree	
----	-------	--

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.

H.	Agree	
----	-------	--

*Threshold Justification per Applicant*

Our team including Boyd Management has and will continue to facilitate AFFH.

*DCA's Comments:*

--	--

**26 OPTIMAL UTILIZATION OF RESOURCES**

Pass?

*Threshold Justification per Applicant*

The development would be an excellent opportunity to leverage resources to meet the housing needs of an underserved market as well as further the goals of an area that is targeted for redevelopment by

*DCA's Comments:*

--	--

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

**REMINDER:** Applicants must include comments in sections where points are claimed.  
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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>69</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>

**1. APPLICATION COMPLETENESS**

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

- A. Missing or Incomplete Documents Organization** Number: 0
- B. Financial and Other Adjustments** Number: 0

For each missing or incomplete document, one (1) point will be deducted  
 One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions  
 2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment.

DCA's Comments:

Enter "1" for each item listed below.

A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly		Nbr	INCOMPLETE Documents:		Nbr	B. Financial adjustments/revisions:		Nbr
1		0	1		0	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		

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

Choose A or B.

<b>3</b>	<b>2</b>	<b>0</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: **60**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
13	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.67%	0.00%

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

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

Nbr of PBRA Residential Units:

- 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:


3	
2	1.
1	2.

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

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

<b>13</b>	<b>13</b>	<b>0</b>
-----------	-----------	----------

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 OAP)

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..

12	A.	12	
----	----	----	--

**B. Bonus Desirable**

(1 pt - see OAP)

1	B.	1	
---	----	---	--

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

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

Scoring Justification per Applicant

There are many desirable activities within the City of Lafayette well within the required distances. Within the transformation plan several structures were identified for removal within the Linwood Neighborhood. The city has already begun removing said structures and others throughout the city.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

<b>6</b>	<b>2</b>	<b>0</b>
----------	----------	----------

Evaluation Criteria

Competitive Pool chosen: **Rural**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 3. Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.

Applicant Agrees?	DCA Agrees?
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

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.

PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County

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Score Value 92, Self Score 69, DCA Score 20

TOTALS:

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

For ALL options under this scoring criterion, regardless of Competitive Pool chosen, provide the information below for the transit agency/service: Walker County Transit, 706-375-0803, http://www.walker.ga.us/Services/Public-Works/Walker-Transit.aspx

Table with columns for Score Value, Self Score, and DCA Score for various options (A. 0, 0; 1., 1., 2., 3.; 3. 0, 0; 1., 2., 3.; 4. 2, 0)

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

Walker County Transit provides an on call bus service to the county. Connecting residents of Walker County to the greater sub market of Chatanooga is an important aspect of county services and the local economy.

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

Score Value 2, Self Score 2, DCA Score 0

- A. Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines: Georgia Department of Natural Resources
B. Source of opinion for stating that property appears to meet requirements for issuance of EPD No Further Action or Limitation of Liability Itr GEC, Tom Driver
C. Has the estimated cost of the Environmental Engineer monitoring been included in the development budget? Yes

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily, Rural

Score Value 3, Self Score 2, DCA Score 0

DCA's Green Building for Affordable Housing Training Course - Participation Certificate obtained? Date of Course 3/3/17, George Coogle, Rea Ventures Group

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

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

Date of Audit, Date of Report

Table with columns for Yes/No for various questions (Yes, Yes, N/a, Yes/No, No)

A. Sustainable Communities Certification

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

1. EarthCraft Communities

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

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

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

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>>

Table with columns for Yes/No for various questions (Yes/No, No)

Commitments for Building Certification:

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

Table with columns for Yes/No for various questions (Yes, Yes, Yes)

B. Sustainable Building Certification

Project commits to obtaining a sustainable building certification from the program chosen above?

Table with columns for Yes/No for various questions (Yes)

C. Exceptional Sustainable Building Certification

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

Table with columns for Yes/No for various questions (No)

D. High Performance Building Design

The proposed building design demonstrates:

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

Table with columns for Yes/No for various questions (Yes, N/a, N/a)

Scoring Justification per Applicant

The development will be built utilizing the long term commitment to the Earthcraft Multifamily certifications that Rea Ventures has made. We will also utilize our lessons learned to further enhance the quality of the green building techniques to achieve the High Performance Building Design.

DCA's Comments:

7. STABLE COMMUNITIES

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

Score Value 7, Self Score 0, DCA Score 0

A. Census Tract Demographics

Competitive Pool chosen: Rural

Score Value 3, Self Score 0, DCA Score 0

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 < Select > below Poverty level (see Income) Actual Percent 29.40%
3. Designated Middle or Upper Income level (see Demographics) Designation: < Select >
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".)

Table with columns for Yes/No for various questions (Yes/No, Yes/No)

C. Georgia Department of Public Health Stable Communities

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

Per Applicant < Select >, Per DCA < Select >

Score Value 2, Self Score 0, DCA Score 0

D. Mixed-Income Developments in Stable Communities

Market units: 0, Total Units: 61, Mkt Pct of Total: 0.00%

Score Value 2, Self Score 0, DCA Score 0

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwd, LaFayette, Walker County

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Score Value 92, 10
Self Score 69, 9
DCA Score 20, 0

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

Table with columns for Revitalization Plan and Transformation Plan, rows a-f for various criteria like targeted area, public input, affordable housing, etc.

Website address (URL) of Revitalization Plan:
Website address (URL) of Transformation Plan: http://www.southface.org/wp-content/uploads/2017/05/West-LaFayette-Transformation-Plan-2017.pdf

A. Community Revitalization

Table for Community Revitalization with rows i-iii and sub-rows a-c, including criteria like work efforts, official adoption, and public input.

OR

B. Community Transformation Plan

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

Table for Community Transformation Plan with rows 1-3 and sub-rows a-iii, including criteria like community-based developer, CBO partnerships, and CQB requirements.

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

Website	http://www.walkerschools.org/			Publication(s)	This was not a published meeting. It was not a government entity meeting		
Contact Name	Matt Harris	Direct Line	423-991-1496	Social Media	NA		
Email	mattharris@walkerschools.org			Mtg Locatn	LaFayette City Hall		
Role	led public outreach through school, hosted all public meetings at Gilbert Elementary School, p			Which Partners were present at Public Mtg 1 between Partners?	1 and 2		

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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Score Value	Self Score	DCA Score
92	69	20

**TOTALS:**

ii. Transformation Partner 2	Local health provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	4/11/17
Org Name	Primary Health Care		Date(s) of publication of meeting notice	3/14/2017
Website	http://www.primaryhealthcarecenter.org/		Publication(s)	Flyers distributed at local schools, business, churches, announced at City C
Contact Name	Sandy Matheson	Direct Line	Social Media	Facebook pages: Gilbert Elementary School, City of LaFayette
Email	mathesons@primaryhealthcarecenter.org		Mtg Locatn	Gilbert Elementary School
Role	Sandy and her team provided local insight into healthcare issues facing West LaFayette and h			Which Partners were present at Public Mtg 2 between Partners?
b) Citizen Outreach	Choose either "i" or "ii" below for (b).			1 and 2
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			Yes/No Yes/No
or	Nbr of Respondents			i. Yes
ii. Public Meetings				ii. Yes
Meeting 1 Date	3/14/17	Dates: Mtg 2	4/9/2017 - 4/11	Mtg Notice Publication
Date(s) of publication of Meeting 1 notice	3/7/2017	Public Mtg 2	reqmt met by req'd public mtg between Transformtn Partners?	Yes
Publication(s)	Flyers distributed at local schools, business, churches, announced at City Cou	Publication(s)	Flyers distributed at local schools, business, churches, announced at City C	
Social Media	Facebook pages: Gilbert Elementary School, City of LaFayette	Social Media	Facebook pages: Gilbert Elementary School, City of LaFayette	
Meeting Location	Gilbert Elementary School	Mtg Locatn	Walker County Public Library (4/10 and 4/11) Gilbert Elementary School (4	
Copy(-ies) of published notices provided in application binder?	Yes	Copy(-ies) of published notices provided in application binder?	Yes	

c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:	
i. Local Population Challenge 1	NEED FOR IMPROVED HOUSING OPTIONS
Goal for increasing residents' access	Offer Quality Housing Opportunities for current residents and to attract new residents.
Solution and Who Implements	City to Adopt policies that provide for a mix of housing types and mix of housing affordability (city council to implement)
Goal for catalyzing neighborhood's access	Remove Blight in West LaFayette
Solution and Who Implements	Continue the blight removal program within West LaFayette (city manager and city building department officials)
ii. Local Population Challenge 2	challenge 1 continued
Goal for increasing residents' access	Update zoning and Architectural Standards
Solution and Who Implements	establish character area design standards for building setbacks and buidling typologies (city manager, city council)
Goal for catalyzing neighborhood's access	Attract Local Builders
Solution and Who Implements	Increase the local home builders association and host a builders event to market to regional home builders in nearby cities (City Manager, Local Realtor groups)
iii. Local Population Challenge 3	PEDESTRIAN ACCESSIBILITY
Goal for increasing residents' access	Develop Trail System Map and Access to Gilbert Elementary School
Solution and Who Implements	City council should adopt the trail system map developed during the charrette process for trail development and public pocket park development
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iv. Local Population Challenge 4	Health Care Access
Goal for increasing residents' access	Expand Health Care Accessibility in West LaFayette
Solution and Who Implements	• Rea Ventures Group will provide dedicated health care space in Community Center for Primary Health Care Center services
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
v. Local Population Challenge 5	Economic Development
Goal for increasing residents' access	Boost tourism industry
Solution and Who Implements	• The city should adopt policies for Bed and Breakfasts to be present quality lodging options for visitors to stay in LaFayette
Goal for catalyzing neighborhood's access	• The city should establish a resource center for nearby outdoor activity.
Solution and Who Implements	

**C. Community Investment**

1. Community Improvement Fund	Amount / Balance	50,000	Family	4	3
Source	Rea Ventures Group, LLC	Bank Name	State Bank & Trust Company	1	1
Contact	Bill Rea	Account Name	Rea Ventures Group, LLC	Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.	
Email	billrea@reaventures.com	Bank Website	www.statebt.com		
Bank Contact	Will Rivenbark	Contact Email	will.rivenbark@statebt.com		
Description of Use of Funds	Funds are intended for use in STEM programing for the Walker County School District.				
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.	In an effort to, revitalize the West LaFayette neighborhood, Rea Ventures Group, LLC (the Developer) is providing a \$50,000 fund to the Walker County School System for use in the school districts STEM program. The funds will come from the equity/construction closing developer fee payment. In the event there is insufficient developer fee in the closing payment, Rea Ventures Group, LLC unconditionally agrees to fund the STEM program payment. Rea Ventures Group, LLC's liquidity at the time of application as well as in the ordinary course of business would easily provide for this payment. We believe these funds will work to improve educational opportunities for residents of our development, Abbingtn at Linwood.  Residents of Abbingtn at Linwood will attend the local schools Gilbert Elementary, North LaFayette Elementary, LaFayette Middle School, and LaFayette High School. In tours of Gilbert it was evident the elementary school has a robust offering of STEM programming including aquaponics, organic gardening, forestry club, robotics lab, and a mixed media lab including a student run news program and podcast (http://ges.walkerschools.org/ ).  These types of progressive early educational opportunities will be a great benefit to residents of Abbingtn at Linwood. It is our hope that our committed funds will be used to advance programs like the one's we toured at Gilbert Elementary, to other middle and high schools in our district.				
2. Long-term Ground Lease	a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?	1	2.	0	
	b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?			N/a	
3. Third-Party Capital Investment	Competitive Pool chosen: Rural	2	3.	2	
Unrelated Third-Party Name	LaFayette and Walker County School System	Improvement Completion Date	014-present, Walker School		
Unrelated Third-Party Type	Government	Additional documentation required - see QAP.			
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			
Distance from proposed project site in miles, rounded up to the next tenth of a mile	less than .5	Description of Investment or Funding Mechanism			
Description of Investment or Funding Mechanism	LaFayette infrastructure- local general fund, local SPLOST, GEFA Loans, Appalachian Regional Commission funds. Walker County School Board- office relocation: County ESPLOST				

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwd, LaFayette, Walker County**

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

Description of Investment's Furtherance of Plan	Essential capital improvements in infrastructure directly within the West LaFayette area including: new water reservoir construction serving homes and business in West LaFayette, water main redevelopment on Probasco St., Chattanooga St., Thompson St. and Cherokee street, repaving of these 4 streets with new sidewalks. Each of these developments have improved the quality of life for the existing community and lay essential groundwork for future construction of new housing by local or regional builder groups. These necessary capital enhancements also allow for future business development in the area providing opportunities for expanded services and jobs for our residents. The rehabilitation of the old high school to become the Walker County School board office will bring needed economic development into the area, remove a vacant blighted structure and place it into reuse, and bring a major employer within a half mile of the Abbingtn at Linwd site.		
Description of how the investment will serve the tenant base for the proposed development	All tenants will be served by the new infrastructure in place from these capital improvements through better water and sewer service, paved roads and pedestrian accessibility, and improved public safety from blight removal.		
Full Cost of Improvement as a Percent of TDC:	2,711,030	0.0000%	Total Development Costs (TDC): 10,856,421
	24.9717%		

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>69</b>
	10	<b>20</b>
		<b>0</b>
	1.	<b>No</b>
	2.	<b>No</b>

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

Applicant's team has been working with the community of Lafayette for over a year on the transformation plan. We have developed and documented a transformation plan through nearly a year of planning, discussion, meetings, and on the ground evaluation of the cities needs. We believe this is a strong community with a defined goal to provide affordable housing as an economic development incentive and a collaborative effort between the healthcare, education, and transportation services throughout the city, county and region. The applicant has been working with communities across the southeast for decades and as such has developed many strong relationships with communities. The relationships built should be the definition of community based developer.

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

<b>4</b>	<b>2</b>	<b>0</b>
----------	----------	----------

Competitive Pool chosen: **Rural**

Phased Development? **No**

**0**

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

**A. Phased Developments**

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

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

Number:  Name:

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

Number:  Name:

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

2.		
3.		
4.		

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

(choose 1 or 2)

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

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

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

OR

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

(choose 1 or 3)

<b>4</b>	<b>2</b>	<b>0</b>
----------	----------	----------

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)
3. Within the last **Four (4)** DCA funding cycles

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

Scoring Justification per Applicant

Woodlands Village II was the last DCA funding cycle selection in Lafayette GA in the 2012 cycle.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>2</b>	<b>0</b>
	Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

Scoring Justification per Applicant

The market for a family property is strong in Lafayette and there are economic indicators such as additional manufacturing and warehouse type jobs support an improving economy. Also the relatively short DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

DCA's Comments:

	Score	Self Score	DCA Score
<b>11.</b>	<b>1</b>	<b>1</b>	<b>0</b>
A.	1	1	
B.	1	N/a	

**12. EXCEPTIONAL NON-PROFIT**

0

	Yes/No	Yes/No
Nonprofit Setaside selection from Project Information tab:	No	
Is the applicant claiming these points for this project?	N/a	
Is this is the only application from this non-profit requesting these points in this funding round?	N/a	
Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application?	N/a	

DCA's Comments:

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

	Score	Self Score	DCA Score
<b>13.</b>	<b>2</b>	<b>2</b>	
Unit Total	61		

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

MGP	Abbingtn at Linwood Partner, LLC	0.0100%	William J. Rea, Jr.	NPSponsors	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Rea Ventures Group, LLC	0.0000%	William J. Rea, Jr.
OGP2	0	0.0000%	0	Co-Developer 1	Brady Development, LLC	0.0000%	Sean Brady
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Raymond James Tax Credit Funds,	99.9900%	Gary K. Robinson	Developmt Consult	Stacey Suttle	0.0000%	Stacey Suttle
State LP	Sugar Creek Capital	0.0000%	Chris Hite				

Scoring Justification per Applicant

DCA's Comments:

Abbingtn at Linwood is the only Rural application being submitted by William J. Rea / Rea Ventures.

PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County

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Score Value table with columns for Self Score and DCA Score. Totals: 92, 69, 20.

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

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

City: LaFayette County: Walker QCT? Yes Census Tract #: 13-295-0207.00

Scoring Justification per Applicant

DCA's Comments:

Lafayette is not a GICH community or a designated military zone.

Table with columns for Yes/No and Yes/No, rows 1-5.

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: Rural

Score Value table with columns for Self Score and DCA Score. Totals: 4, 4, 0.

Indicate that the following criteria are met:

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

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

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

Table with columns for Amount and Ranking Pts, rows a-j.

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

Table with columns for TDC, TQS as a Percent of TDC, and a percentage value (0.0000%).

Application includes documentation provided by HUD as per DCA instructions, and was well received by the local HUD office. Property is Utilizing a HUD/FHA 221(d)(4) for Construction and Perm meeting all

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Score Value table with columns for Self Score and DCA Score. Totals: 3, No, 0.

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.

Table with columns for Ranking Pts, Value Range, and Ranking Pts, rows 1-6.

DCA's Comments:

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

- 1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
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?

Table with columns for 10% of Total Units (max), Total Low Income Units, Min 1 BR LI Units required, 1 BR LI Units Proposed.

Score Value table with columns for Self Score and DCA Score. Totals: 3, 2, 0.

Table with columns for Yes/No and Yes/No, rows 1-4.

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)?
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units: 0 0.0%

Scoring Justification per Applicant

Applicant understand the Section 811 program and already has 811 residents in an existing property through cooperative work with DCA, our management company and our staff.

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

Score Value table with columns for Self Score and DCA Score. Totals: 2, 0, 0.

The property is: <<Select applicable status>>

Historic Credit Equity: 0

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units: 0
Total Units: 61
% of Total: 0.00%

Table with columns for Yes/No and Yes/No, row A.

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

Not Applicable

<b>B. Historic</b>	Nbr Historic units:	0	1	B.	
The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register	Total Units	61			
DCA's Comments:	% of Total	0.00%			

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

Pre-requisites: Agree or Y/N Agree or Y/N

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

Walker County receives a moderate health ranking of 56 out of 159 counties based on health factors. What becomes evident, upon review of both the County Health Ranking and CHSI health data, is that access to health care is a significant problem in Walker County. This lack of access includes primary care care physicians, dentists, and mental health providers. The access is based on cost barriers as well as availability. The community also lags behind the state average in diabetes monitoring and mammography screening. A community health assessment conducted by the University of Georgia also identified heart disease and heart attacks as a leading cause of death among persons aged 20-44, 45-64, and 64+ in Walker County. During the development of the revitalization plan, the Transformation Team identified expansion of health care access as a challenge and goal that the health clinic space is intended to address.

The Health Initiative at Abbingtn at Linwood Manor will directly address the identified needs of both healthcare access and health risk screenings by creating a health clinic capable of both identifying and treating a wide range of medical needs in the community. The screenings will focus on identifying prominent health issues in Walker County, with an emphasis on regular monthly screenings for diabetes, heart disease, and breast cancer. This preventive effort will be paired with regular monthly educational seminars and educational materials targeting diabetes and heart disease awareness and prevention. If risk factors are identified, or if residents need access to other medical care, including dental, an equipped medical clinic attached to the community building will provide low-cost medical access directly on site.

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

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

2. Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Monthly diabetes screenings	Monthly	0
b) Monthly heart disease screenings (Cholesterol, blood pressure)	Monthly	0
c) Monthly general wellness screenings	Monthly	0
d) Monthly educational seminars	Monthly	0

**B. Healthy Eating Initiative 2 0 0**

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

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

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

**C. Healthy Activity Initiative 2 0 0**

Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project? << If Agree, enter type of Healthy Activity Initiative here >> Disagree

- The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:
  - Be well illuminated?
  - Contain an asphalt or concrete surface?
  - Include benches or sitting areas throughout course of trail?
  - Provide distance signage?
  - Provide 1 piece of fitness equipment per every 1/8 mile of trail?
  - Provide trash receptacles?
  - Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?
- The monthly educational information will be provided free of charge to the residents on related events? 2.

Applicant has used health data (health ranking, community health assessment, CHSI data), in partnership with an experienced local non-profit health clinic, to develop an on-site wellness program to educate, screen, and treat residents for the health risks of greatest need in Walker County on a regular (monthly) basis. These services would be provided at no additional cost to resident. The health clinic would also provide affordable, on-site access to primary health care service, including dental care, to residents and non-residents on a sliding scale based on a family's ability to pay. An extensive monitoring program will provide monthly feedback to management and annual reports for a minimum 5 years to DCA to measure and improve the effectiveness of the program over time.

DCA's Comments:

**20. QUALITY EDUCATION AREAS 3 3 0**

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

NOTE: 2013-2016 District / School System - from state CCRPI website: Walker County Schools  
 CCRPI Data Must Tenancy Family  
 Be Used If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site? N/a

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	2013	2014	2015	2016	Average CCRPI Score	CCRPI > State Average?
a) Primary/Elementary	North Lafayette Elementary School and Gilbert Elementary School	PK-05	No	75.20	83.05	73.15		77.13	Yes
b) Middle/Junior High	Lafayette Middle School	06-08	No	82.80	79.60	68.60		77.00	Yes

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

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

**TOTALS:**

c) High	Lafayette High School	09-12	No	74.60	69.90	71.50		72.00	Yes
d) Primary/Elementary	North Lafayette Elementary School and	PK-05	No						
e) Middle/Junior High	Lafayette Middle School	06-08	No						
f) High	Lafayette High School	09-12	No						

*Scoring Justification per Applicant*

Walker County Schools meet and/or exceed the state average. The school system is also making strides in the STEM areas of study through diverse and enriching programs. Please note that there is a formula error in the the calculation above, the QAP states that high schools score points for "Above average CCRPI scores which are noted as 72.0 or greater", however Lafayette High School averages a 72.0 CCRPI,

*DCA's Comments:*

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**PART NINE - SCORING CRITERIA - 2017-047 Abington at Linwood, LaFayette, Walker County**

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

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

**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%

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			4,659	
Min Exceeded by:	0.00%	0.00%	-22.35%	0.00%

	Per Applicant	Per DCA	Project City	Project County	HUD SA	MSA / Non-MSA	Urban or Rural
Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:	6,000		LaFayette	Walker	Chattanooga	MSA	Rural
Total Nbr of Jobs w/in the 2-mile radius:	4,659	<b>Threshold not met!</b>					
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:	2,681						
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:	57.54%	0.00%					

Scoring Justification per Applicant

Although Lafayette is a USDA rural area it is also within the Chattanooga MSA, and therefore the workforce housing needs from on the map does not the threshold for points.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

<b>Base Score</b>	<b>10</b>	<b>10</b>
<b>Deductions</b>		
<b>Additions</b>	<b>5</b>	

Scoring Justification per Applicant

Applicant has a long standing compliance / performance history with DCA, and operates many successful tax credit properties.

DCA's Comments:

<b>TOTAL POSSIBLE SCORE</b>	<b>92</b>	<b>69</b>	<b>20</b>
<b>EXCEPTIONAL NONPROFIT POINTS</b>			<b>0</b>
<b>INNOVATIVE PROJECT CONCEPT POINTS</b>			<b>0</b>
<b>NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS</b>			<b>20</b>

**PART NINE - SCORING CRITERIA - 2017-047 Abbingtn at Linwood, LaFayette, Walker County**

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

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

No further comments needed that aren't already in the core application elsewhere.

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

Abbington at Linwood  
LaFayette, Walker County

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

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

Abbington at Linwood  
LaFayette, Walker County

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

Abbington at Linwood

LaFayette, Walker County

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



## Scoring Section 16 - Innovative Project Concept Narrative

Abbington at Linwood

LaFayette, Walker County

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



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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]