

**Project Narrative**  
Highland Terrace  
Columbus, Muscogee County

Highland Terrace is a proposed 102-unit senior community located in Columbus, Georgia. This property will serve an elderly tenancy of which only the head of the household is required to be 62 years of age or older. The property is situated on approximately 20 acres adjacent to River Road and south of Manchester Expressway, two major thoroughfares within the city limits. The site is closely located to community amenities, resources, and other desirables. Highland Terrace will be the first phase of a phased development of the 20 acre parcel.

The proposed project will have 47 one-bedroom units and 55 two-bedroom units. Amenities will include a community room, wellness center, gazebo, on-site laundry, washer and dryer hook-ups in every unit, and a furnished fitness center. The wellness center will consist of space, provided in a central location, to house an onsite office for use by Mercy Medical clinic which will provide monthly health screening as well as space for River Valley Area Agency on Aging to provide onsite health programs and services. The fitness center will include physical therapy equipment and space to allow onsite therapeutic visits by rehab specialist. Additionally, an office space will be provided for volunteer workers to provide assistance to residents in matters such as Part D Medicare selection, mental health referrals and other ancillary services required by residents. In addition, sustainability will be achieved through the property gaining Earth Craft Communities program certification. The project will include further sustainable amenities such as high seer HVAC systems, EnergyStar-rated refrigerators and dishwashers, stoves, and powder-based stovetop fire suppression canisters installed above every range cooktop.

Highland Terrace is located in a HUD designated Qualified Census Tract. The community surrounding the proposed site is economically disadvantaged but the catalyst for positive change in this area is seen in the development of Highland Terrace and the applicant's proposed transformation plan. This transformation plan brings together a strong team of local partners dedicated to seeing real, tangible, and measurable goals achieved within this community. The plan brings together existing community partners Bennett Group Consulting, NeighborWorks Columbus, Truth Spring, Inc, Mercy Medical, and River Valley Area Agency on Aging around researched and analyzed data from this community. This data pointed to several goals that the team developed implementable and measurable strategies to achieve. These community partners are already deeply involved in this community, but they all see Highland Terrace and the transformation plan as the spark that will lead to lasting positive change for this area.

Highland Terrace will help further DCA's mission to provide Integrated Supportive Housing by agreeing to accept Section 811 rental assistance for up to 10% of the units in order to serve persons with disabilities. A memorandum of understanding between Mercy Medical Clinic and Truth Spring and the partnership will provide referrals for chronically homeless disabled citizens in the community.

There are currently 5 abandoned and dilapidated buildings located on the planned multi-phase master development site. The buildings are the remnants of the Meritas Textile Mill that was originally built in 1910. The mill consists of two main larger buildings and three smaller supporting buildings. The buildings are not located on the site plan for this application, however they are located within the same property boundary zoning parcel. These buildings are located directly south of the Highland Terrace site plan and are positioned in the area where a second phase development is planned by the applicant. Enclosed within this application are master site development plans which will illustrate the multi-phase site plan and the locations of the abandoned buildings in relation to the Highland Terrace Site. The applicant has site control where these buildings are located and has made a commitment to completely mitigate the undesired buildings prior to the placed in service date for this 2017 Highland Terrace project application.

Due to the environmental nature of previous land use, the site for Highland Terrace has been officially designated by GEPD as a Brownfield. Enclosed within this application is the proposed plan for cleanup of the brownfield site that has been approved by GEPD along with a proposed cleanup scope, detailed budget, and timeline for cleanup. The City of Columbus is excited about this opportunity to develop this property that has been long abandoned over its environmental issues.

There is substantial demand and need for senior affordable housing in the Columbus, GA area. Per GDCA guidelines, capture rates below 30% for projects in urban markets such as the Highland Terrace PMA are considered acceptable. As such, the project's overall LIHTC-only capture rate of 12.3% is considered low and easily achievable within the Highland Terrace PMA and demonstrates that a deep base of potential age- and income-appropriate household support exists for the Highland Terrace. According to the enclosed market study performed by Bowen National Research, the proposed Highland Terrace will be very competitive in terms of unit size and amenities offered. The study goes on to say that the subject property will be the newest LIHTC development in the PMA and will offer the lowest LIHTC rents targeting similar income levels.

Van Dyke and Company, LLC will partner with NeighborWorks Columbus, a Columbus, GA based community nonprofit that has been in operation for over 10 years, to develop Highland Terrace. The applicant intends to apply in the nonprofit set-aside. NeighborWorks Columbus will own 100% of a Columbus Highland Terrace GPI, LLC, a special purpose limited liability company which will serve as the 51% general partner of the partnership. NeighborWorks Columbus will also receive 51% of the developer fee. Van Dyke and Company, LLC will own 55% of a special purpose limited liability company Columbus Highland Terrace GPII, LLC, which will serve as the 49% general partner of the partnership. (See attached organizational chart). Van Dyke and Company, LLC, as co-general partner, through a negotiated partnership agreement, will provide supervision of all aspects of development, construction, operation and management and monthly and annual financial supervision of the partnership during the compliance period. NeighborWorks Columbus (the nonprofit) will materially participate in the development and operation of the project through the compliance period. Van Dyke will provide financial guarantees as required by the investors and lenders. Van Dyke will be paid 49% of the cash flow and development fee. Van Dyke and NeighborWorks have developed another senior community in nearby Opelika, Alabama under a similar ownership structure. That property was financed with HOME funds and TCAP funds and has successfully operated for over 6 years. Income produced by this property has been used to further the affordable housing objectives of NeighborWorks Columbus.

**PART ONE - PROJECT INFORMATION - 2017-049 Highland Terrace, Columbus, Muscogee 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:

**2017-049**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 950,000	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> <b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	PA17-044
	Have any changes occurred in the project since pre-application?	No

Was this project previously submitted to the Ga Department of Community Affairs? No 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? Qualified w/out Conditions

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Jennifer Lynch		Title	Vice President of Operations
Address	710 Old Stage Road		Direct Line	(334) 826-0833
City	Auburn		Fax	
State	AL	Zip+4	36830-4968	Cellular
Office Phone	(334) 826-0833	Ext.		(678) 613-0129
		E-mail	jennifer@bgcadvantage.com	

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

**IV. PROJECT LOCATION**

Project Name	Highland Terrace		Phased Project?	Yes- w/Master Plan
Site Street Address (if known)	705 35th Street		DCA Project Nbr of previous phase:	0
Nearest Physical Street Address *	705 35th Street		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 32.498548	Longitude: -84.983022	Acreage	8.7500
City	Columbus	9-digit Zip**	31904-7539	Nbr of Sites
Site is predominantly located:	Within City Limits	County	Muscogee	Census Tract Number
In USDA Rural Area?	No	In DCA Rural County?	No	0114.00
		Overall:	Urban	QCT? Yes
				DDA? No
				HUD SA: MSA
				Columbus

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

Congressional	State Senate	State House
2	15	135

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

**Political Jurisdiction**

City of Columbus	Website	http://www.columbusga.org/mayor/
Name of Chief Elected Official	Title	Mayor
Address	City	Columbus
Zip+4	Phone	(706) 653-4712
31901-2736		Email
		ttomlinson@columbusga.org

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	102	Adaptive Reuse:	Non-historic 0	Historic 0
Substantial Rehabilitation	0	Historic Rehab		0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:		

**PART ONE - PROJECT INFORMATION - 2017-049 Highland Terrace, Columbus, Muscogee County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	102	0
Number of 50% Units	21	0
Number of 60% Units	81	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	102	
Common Space Units	0	
Total Units	102	

**E. Buildings**

Number of Residential Buildings	4
Number of Non-Residential Buildings	1
Total Number of Buildings	5

**F. Total Residential Parking Spaces**

142

**D. Unit Area**

Total Low Income Residential Unit Square Footage	87,500
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	87,500
Total Common Space Unit Square Footage	0
Total Square Footage from Units	87,500

Total Common Area Square Footage from Nonresidential areas	5,749
Total Square Footage	93,249

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

**VI. TENANCY CHARACTERISTICS**

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

Other

If Other, specify:

Elderly - head of the household 62 or old

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

<b>B. Mobility Impaired</b>	Nbr of Units Equipped:	6
Roll-In Showers	Nbr of Units Equipped:	3
<b>C. Sight / Hearing Impaired</b>	Nbr of Units Equipped:	3

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

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

<b>A. LIHTC:</b>	Nonprofit	Yes
<b>B. HOME:</b>	CHDO	No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Flexible

**X. TAX EXEMPT BOND FINANCED PROJECT**

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

**PART ONE - PROJECT INFORMATION - 2017-049 Highland Terrace, Columbus, Muscogee 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
Van Dyke & Company, LLC	Highland Terrace	Direct	7		
Columbus Housing Initiative dba NeighborW	Highland Terrace	Direct	8		
Holly Knight	Highland Terrace	Direct	9		
4			10		
5			11		
6			12		

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

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

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation	<input style="width: 100%;" type="text" value="No"/>	
Original GHFA/DCA Project Number	<input style="width: 100%;" type="text"/>	
First Year of Credit Period	<input style="width: 100%;" type="text"/>	First Building ID Nbr in Project <input style="width: 100%;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 100%;" type="text"/>	Last Building ID Nbr in Project <input style="width: 100%;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100%;" type="text"/>	

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable <u>non</u> public housing project	<input style="width: 100%;" type="text" value="No"/>	HUD funded affordable public housing project <input style="width: 100%;" type="text"/>
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**PART ONE - PROJECT INFORMATION - 2017-049 Highland Terrace, Columbus, Muscogee County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

No	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
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**New properties: to exercise an Extension of Cancellation Option?**

Yes	If yes, expiration year:	2039	Nbr yrs to forgo cancellation option:	5
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**C. Is there a Tenant Ownership Plan?**

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

No	If Yes ----->:	Total Existing Units	
		Number Occupied	
		% Existing Occupied	

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

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

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

Acquisition	
Rehab	
New Construction	December 31, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

Tenancy is Elderly with only the head of the household required to be 62 or older. This is a tenancy requirement for financing through FHA 221(d)4.

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-049 Highland Terrace, Columbus, Muscogee County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

Office Street Address	Columbus Highland Terrace, LP 710 Old Stage Road				Name of Principal	Judy Van Dyke
City	Auburn	Fed Tax ID:		Title of Principal	Principal	
State	AL	Zip+4	36830-4968	Direct line	(334) 826-0833	
10-Digit Office Phone / Ext.	(334) 826-0833	E-mail	judy@BGCadvantage.com	Cellular	(334) 444-9494	

\* 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	Columbus Highland Terrace GPI, LLC 18 W 11th Street				Name of Principal	Cathy Williams
City	Columbus	Website	N/A	Title of Principal	Principal	
State	GA	Zip+4	31901-1843	Direct line	(706) 320-9585	
10-Digit Office Phone / Ext.	(706) 320-9585	E-mail	cwilliams@nwcolumbus.org	Cellular	(706) 329-0209	

**b. Other General Partner**

Office Street Address	Columbus Highland Terrace GPII, LLC 710 Old Stage Road				Name of Principal	Judy Van Dyke
City	Auburn	Website	N/A	Title of Principal	Principal	
State	AL	Zip+4	36830-4968	Direct line	(334) 826-0833	
10-Digit Office Phone / Ext.	(334) 826-0833	E-mail	judy@BGCadvantage.com	Cellular	(334) 444-9494	

**c. Other General Partner**

Office Street Address					Name of Principal	
City		Website		Title of Principal		
State		Zip+4		Direct line		
10-Digit Office Phone / Ext.		E-mail		Cellular		

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

**a. Federal Limited Partner**

Office Street Address	Regions Bank 1900 5th Avenue North, 15th Floor				Name of Principal	C. Reed Dolihite
City	Birmingham	Website	www.regions.com	Title of Principal	Vice Principal, CIC	
State	AL	Zip+4	35203-2670	Direct line	(205) 264-4017	
10-Digit Office Phone / Ext.	(205) 264-4017	E-mail	reed.dolihite@regions.com	Cellular	(617) 460-1776	

**b. State Limited Partner**

Office Street Address	Gardner Capital 8000 Maryland Avenue, Suite 910				Name of Principal	Louis Bosso
City	Clayton	Website	www.gardnercapital.com	Title of Principal	Acquisitions Director	
State	MO	Zip+4	63105-3752	Direct line	(314) 561-6064	
10-Digit Office Phone / Ext.	(314) 561-5900	E-mail	lbosso@gardnercapital.com	Cellular	(617) 460-1776	

**3. NONPROFIT SPONSOR**

Nonprofit Sponsor	Columbus Housing Initiative dba NeighborWorks Columbus				Name of Principal	Cathy Williams
Office Street Address	18 W 11th Street				Title of Principal	President
City	Columbus	Website	www.nwcolumbus.org	Direct line	(706) 320-9585	
State	GA	Zip+4	31901-1843	Cellular	(706) 329-0209	
10-Digit Office Phone / Ext.	(706) 320-9585	E-mail	cwilliams@nwcolumbus.org			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-049 Highland Terrace, Columbus, Muscogee County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Van Dyke & Company, LLC				Name of Principal	Judy Van Dyke
710 Old Stage Road				Title of Principal	Principal
Auburn		Website	www.bgcadvantage.com	Direct line	(334) 826-0833
AL		Zip+4	36830-4968	Cellular	(334) 444-9494
(334) 826-0833		E-mail	judy@BGCadvantage.com		

**B. CO-DEVELOPER 1**

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

Columbus Housing Initiative dba NeighborWorks Columbus				Name of Principal	Cathy Williams
18 W 11th Street				Title of Principal	President
Columbus		Website	www.nwcolumbus.org	Direct line	(706) 320-9585
GA		Zip+4	31901-1843	Cellular	(706) 329-0209
(706) 320-9585		E-mail	cwilliams@nwcolumbus.org		

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

Collaborative Housing Solutions Inc.				Name of Principal	Jonathan R. Toppen
321 W. Hill Street, Suite 3				Title of Principal	Vice President
Decatur		Website		Direct line	(404) 997-6788
GA		Zip+4	30030-4362	Cellular	(678) 386-1118
(404) 997-6788		E-mail	jon@collaborative housingsolutions.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.

Doug Hollyhand Realty, Inc.				Name of Principal	Doug Hollyhand
527-A Main Avenue				Title of Principal	President
Northport		Website	www.hollyhand.com	Direct line	(205) 345-0955
AL		Zip+4	35476-4418	Cellular	(205) 361-7550
(205) 345-0955		E-mail	doug@hollyhand.com		

**C. MANAGEMENT COMPANY**

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

Hollyhand Companies, Inc.				Name of Principal	Brian Hollyhand
527-B Main Avenue				Title of Principal	President
Northport		Website	www.hollyhand.com	Direct line	(205) 366-3667
AL		Zip+4	35476-4418	Cellular	
(205) 366-3667		E-mail	brian@hollyhand.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-049 Highland Terrace, Columbus, Muscogee County**

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<b>D. ATTORNEY</b>	Coleman Talley LLP		Name of Principal	Gregory Clark
Office Street Address	910 N Patterson St		Title of Principal	Member
City	Valdosta	Website	www.colemantalley.com	Direct line
State	GA	Zip+4	31601-4531	Cellular
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	greg.clark@colemantalley.com	

<b>E. ACCOUNTANT</b>	RSM, LLP		Name of Principal	Jeffrey T. Mardis
Office Street Address	216 Summit Boulevard #300		Title of Principal	Partner
City	Birmingham	Website	www.rsmus.com	Direct line
State	AL	Zip+4	35243-3233	Cellular
10-Digit Office Phone / Ext.	(205) 278-0001	E-mail	jmardis@rsmus.com	

<b>F. ARCHITECT</b>	Studio 8 Design		Name of Principal	Robert Byington, Jr.
Office Street Address	2722 N. Oak Street		Title of Principal	Managing Partner/Principal
City	Valdosta	Website	www.s8darchitects.com	Direct line
State	GA	Zip+4	31602-1770	Cellular
10-Digit Office Phone / Ext.	(229) 244-1188	E-mail	rbyington@s8darchitects.com	

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

<b>A. LAND SELLER (If applicable)</b>	Larry W. Bussey	Principal	Larry W. Bussey	10-Digit Phone / Ext.	7063278255
Office Street Address	1420 2nd Avenue		City	Columbus	
State	GA	Zip+4	31901-2124	E-mail	lbussey@mindspring.com

**B. IDENTITY OF INTEREST**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	Nonprofit	0.0051%	Yes	Columbus Highland Terrace GPI, LLC is an affiliate of the Co-Developer and Nonprofit Sponsor Columbus Housing Initiative dba NeighborWorks Columbus. Please see comments below regarding this affiliation.
Other Genrl Prtnr 1	No	No	For Profit	0.0049%	Yes	Columbus Highland Terrace GPII, LLC is an affiliate of the Developer Van Dyke and Company, LLC. Please see comments below regarding this affiliation.
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9900%	No	
State Ltd Partner	No	No	For Profit	1.0000%	No	
NonProfit Sponsor	No	No	Nonprofit		No	Columbus Highland Terrace GPI, LLC is an affiliate of the Co-Developer and Nonprofit Sponsor Columbus Housing Initiative dba NeighborWorks Columbus. Please see comments below regarding this affiliation.
Developer	No	No	For Profit		Yes	Columbus Highland Terrace GPII, LLC is an affiliate of the Developer Van Dyke and Company, LLC. Please see comments below regarding this affiliation.
Co-Developer 1	No	No	Nonprofit		Yes	Columbus Highland Terrace GPI, LLC is an affiliate of the Co-Developer and Nonprofit Sponsor Columbus Housing Initiative dba NeighborWorks Columbus. Please see comments below regarding this affiliation.
Co-Developer 2						
Owner Consultant						
Developer Consultant	No	Yes	For Profit		No	
Contractor	No	No	For Profit		No	
Management Company	No	No	For Profit		No	
				Total	100.0000%	

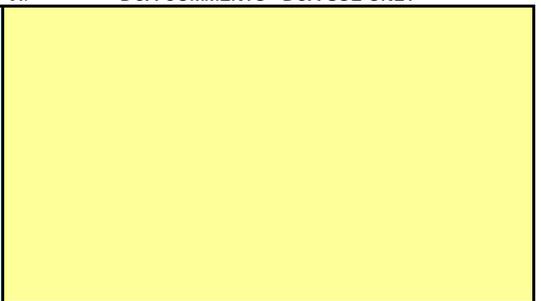
**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Columbus Housing Initiative dba NeighborWorks Columbus is the sole member of Columbus Highland Terrace GPI, LLC. Columbus Housing Initiative dba NeighborWorks Columbus is a non-profit entity and will have 51% ownership in the in the ownership entity, Columbus Highland Terrace, LP.

Columbus Highland Terrace GPII, LLC is comprised of members Van Dyke and Company, LLC: 55% and Holly Knight: 45% Judy Van Dyke is the sole member of Van Dyke and Company, LLC. Columbus Highland Terrace GPII, LLC will have 49% ownership in the ownership entity, Columbus Highland Terrace, LP.

Collaborative Housing Solutions is a development consultant for the LIHTC application only and will receive less than 5% of the developer fee.





**PART THREE - SOURCES OF FUNDS - 2017-049 Highland Terrace, Columbus, Muscogee 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)	FHA 221(d)4	2,576,200	4.500%	40	40	138,980	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee							

Total Cash Flow for Years 1 - 15: 535,160  
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%  
 Cash flow covers DDF P&I?

Federal Grant		
State, Local, or Private Grant		
Federal Housing Credit Equity	Regions Bank	8,275,564
State Housing Credit Equity	Gardner Capital	5,309,497
Historic Credit Equity		
Invstmt Earnings: T-E Bonds		
Invstmt Earnings: Taxable Bonds		
Income from Operations		
Other:		
Other:		
Other:		
<b>Total Permanent Financing:</b>		<b>16,161,261</b>
<b>Total Development Costs from Development Budget:</b>		<b>16,161,261</b>
<b>Surplus/(Shortage) of Permanent funds to development costs:</b>		<b>0</b>

Equity Check	+ / -	TC Equity % of TDC
8,359,996	-84,431.60	51%
5,224,997	84,499.75	33%
		<u>84%</u>

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

--	--

**PART FOUR - USES OF FUNDS - 2017-049 Highland Terrace, Columbus, Muscogee County**

**I. DEVELOPMENT BUDGET**

				<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				6,000	6,000				
Market Study				6,000	6,000				
Environmental Report(s)				15,000	15,000				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				10,000	10,000				
Zoning/Site Plan Fees									
Other:									
Other:									
Other:									
				<b>Subtotal</b>	<b>47,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				800,000				800,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>800,000</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	130,609		1,142,829	500,000			642,829	
Site Construction (Off-site)				150,000				150,000	
				<b>Subtotal</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>792,829</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				8,684,986	8,684,986				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>8,684,986</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>		598,669	598,669				
Builder Overhead	6.000%	598,669	6.000%	199,556	199,556				
General Requirements*	2.000%	199,556	2.000%	598,669	598,669				
	6.000%	598,669	6.000%						
*See QAP: General Requirements policy	<b>14.000%</b>	<b>1,396,894</b>	<b>Subtotal</b>	<b>1,396,893</b>	<b>1,396,893</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:									
<b>Total Construction Hard Costs</b>		<b>Average TCHC:</b>		111,516.75 per Res'l unit		111,516.75 per unit		121.98 per total sq ft	
11,374,708.00				130.00 per Res'l unit SF		130.00 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency			4.40%	500,000	500,000				

**PART FOUR - USES OF FUNDS - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	59,253	59,253			
Construction Loan Interest	144,912	86,947			57,965
Construction Legal Fees					
Construction Period Inspection Fees	12,881	12,881			
Construction Period Real Estate Tax	5,000	5,000			
Construction Insurance	30,000	30,000			
Title and Recording Fees	50,000	50,000			
Payment and Performance bonds	54,527	54,527			
Other:					
Other:					
<b>Subtotal</b>	<b>356,573</b>	<b>298,608</b>	<b>-</b>	<b>-</b>	<b>57,965</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	163,201	163,201			
Architectural Fee - Supervision	40,800	40,800			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)					
Accessibility Inspections and Plan Review	8,000	8,000			
Construction Materials Testing	30,000	30,000			
Engineering	50,000	50,000			
Real Estate Attorney	110,000	99,000			11,000
Accounting	50,000	50,000			
As-Built Survey	10,000	10,000			
Other:					
<b>Subtotal</b>	<b>482,001</b>	<b>471,001</b>	<b>-</b>	<b>-</b>	<b>11,000</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 606</i>					
Building Permits	23,306	23,306			
Impact Fees					
Water Tap Fees <i>waived? No</i>	17,125	17,125			
Sewer Tap Fees <i>waived? No</i>	21,425	21,425			
<b>Subtotal</b>	<b>61,856</b>	<b>61,856</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	38,643				38,643
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other:					
<b>Subtotal</b>	<b>38,643</b>				<b>38,643</b>

**PART FOUR - USES OF FUNDS - 2017-049 Highland Terrace, Columbus, Muscogee 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	76,000	76,000				76,000
LIHTC Compliance Monitoring Fee	81,600	81,600				81,600
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		3,000				3,000
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other:						
Other:						
	<b>Subtotal</b>	<b>167,100</b>				<b>167,100</b>
			<b>EQUITY COSTS</b>			
<b>EQUITY COSTS</b>						
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other:						
	<b>Subtotal</b>	-				-
			<b>DEVELOPER'S FEE</b>			
<b>DEVELOPER'S FEE</b>						
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,800,000	1,800,000			
	<b>Subtotal</b>	<b>1,800,000</b>	<b>1,800,000</b>	-	-	-
			<b>START-UP AND RESERVES</b>			
<b>START-UP AND RESERVES</b>						
Marketing		13,771				13,771
Rent-Up Reserves	125,040	125,040				125,040
Operating Deficit Reserve:	319,569	319,569				319,569
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 735	75,000	75,000			
Other:						
	<b>Subtotal</b>	<b>533,380</b>	<b>75,000</b>	-	-	<b>458,380</b>
			<b>OTHER COSTS</b>			
<b>OTHER COSTS</b>						
Relocation						
Other:						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>16,161,261</b>	<b>13,835,344</b>	<b>-</b>	<b>-</b>	<b>2,325,917</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	158,443.73	<b>Square Foot:</b>	173.31		

**PART FOUR - USES OF FUNDS - 2017-049 Highland Terrace, Columbus, Muscogee 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

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
<b>0</b>		<b>0</b>

**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) Type: **DDA/QCT**  
 Adjusted Eligible Basis  
 Multiply Adjusted Eligible Basis by Applicable Fraction  
 Qualified Basis  
 Multiply Qualified Basis by Applicable Credit Percentage  
 Maximum Tax Credit Amount

Type: **DDA/QCT**

13,835,344	0	0
0		0
13,835,344	0	0
130.00%		
17,985,947	0	0
100.00%	100.00%	100.00%
17,985,947	0	0
9.00%		
1,618,735	0	0
<b>1,618,735</b>		

**Total Basis Method Tax Credit Calculation**

**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**

16,161,473	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	No
16,161,261					
2,576,200					
13,585,061					
/ 10					

1,358,506	Federal	0.8800	+	State	0.5500
1.4300	=				
<b>950,004</b>					

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

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

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

<b>950,000</b>
<b>950,000</b>
<b>950,000</b>

PART FOUR - USES OF FUNDS - 2017-049 Highland Terrace, Columbus, Muscogee County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>The construction hard cost are a preliminary estimate obtained from Doug Hollyhand Realty, Inc., the proposed general contractor.</p> <p>Brownfield remediation cost of \$423,000 are included in the on-site land improvements line item.</p> <p>The Site Construction (off-site) line item of \$150,000 represents the amount for installing off-site crosswalks. The applicant has an acknowledgement letter from the City of Columbus that the applicant can installing crosswalks along existing paved pedestrian walkways along a defined route in close proximity to the subject property. All crosswalks will be installed prior to the placed in service date and in accordance with city standards. Supporting documents for this are enclosed in Tabs 26 and 27.</p> <p>The construcion loan fee is the sum of FHA Exam Fee (\$7,729) and the Lender Financing Fee (\$51,524)</p> <p>The lender's legal fees are included in the placement fee, which is included above as a permanent financing fee.</p>	
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**PART FOUR (b) - OTHER COSTS - 2017-049 - Highland Terrace - Columbus - Muscogee, County**

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

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

0

Total Cost  Total Basis

0

Total Cost  Total Basis

0

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

0

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

0

Total Cost

Total Basis

0

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

0

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

0

Total Cost

[Empty description box]

**DCA-RELATED COSTS**

0

Total Cost

[Empty description box]

0

Total Cost

[Empty description box]

**EQUITY COSTS**

0

Total Cost

[Empty description box]

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

0

Total Cost  Total Basis

**OTHER COSTS**

0

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-049 Highland Terrace, Columbus, Muscogee 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

N/A		
	Structure	

**Paid By (check one)**

**Tenant-Paid Utility Allowances by Unit Size (# Bdrms)**

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

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

**Paid By (check one)**

**Tenant-Paid Utility Allowances by Unit Size (# Bdrms)**

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

All utility costs will be paid by the owner.

**DCA COMMENTS**





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

Historic  
Historic  
Historic  
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	47	55	0	0	0	102
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income 60% AMI  
50% AMI  
Total  
  
Unrestricted  
Total Residential  
Common Space  
Total

0	27,750	41,800	0	0	69,550
0	7,500	10,450	0	0	17,950
0	35,250	52,250	0	0	87,500
0	0	0	0	0	0
0	35,250	52,250	0	0	87,500
0	0	0	0	0	0
0	35,250	52,250	0	0	87,500

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

**Ancillary Income**

15,275

Laundry, vending, app fees, etc. Actual pct of PGI:

2.00%

**Other Income (OI) by Year:**

**Included in Mgt Fee:**

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	42,200
Maintenance Salaries & Benefits	34,200
Support Services Salaries & Benefits	
<b>Subtotal</b>	<b>76,400</b>

**On-Site Office Costs**

Office Supplies & Postage	7,040
Telephone	2,400
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	5,840
<b>Subtotal</b>	<b>15,280</b>

**Maintenance Expenses**

Contracted Repairs	28,640
General Repairs	6,040
Grounds Maintenance	13,440
Extermination	2,120
Maintenance Supplies	20,800
Elevator Maintenance	7,500
Redecorating	3,000
<b>Subtotal</b>	<b>81,540</b>

**On-Site Security**

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

**Professional Services**

Legal	7,400
Accounting	8,080
Advertising	1,920
<b>Subtotal</b>	<b>17,400</b>

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

Electricity	114	139,644
Natural Gas	0	
Water&Swr	38	46,404
Trash Collection		8,160
<b>Subtotal</b>		<b>194,208</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	46,863
Insurance**	25,000
<b>Subtotal</b>	<b>71,863</b>

**Management Fee:**

	<b>43,468</b>
458.23	Average per unit per year
38.19	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **500,159**

Average per unit 4,903.52  
*Total OE Required 408,000*

**Replacement Reserve (RR)** **25,500**

Proposed average RR/unit amount:	<b>250</b>	
<i>Minimum Replacement Reserve Calculation</i>		
<b>Unit Type</b>	<b>Units x RR Min</b>	<b>Total by Type</b>
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	102 units x \$250 =	25,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	102	<b>25,500</b>

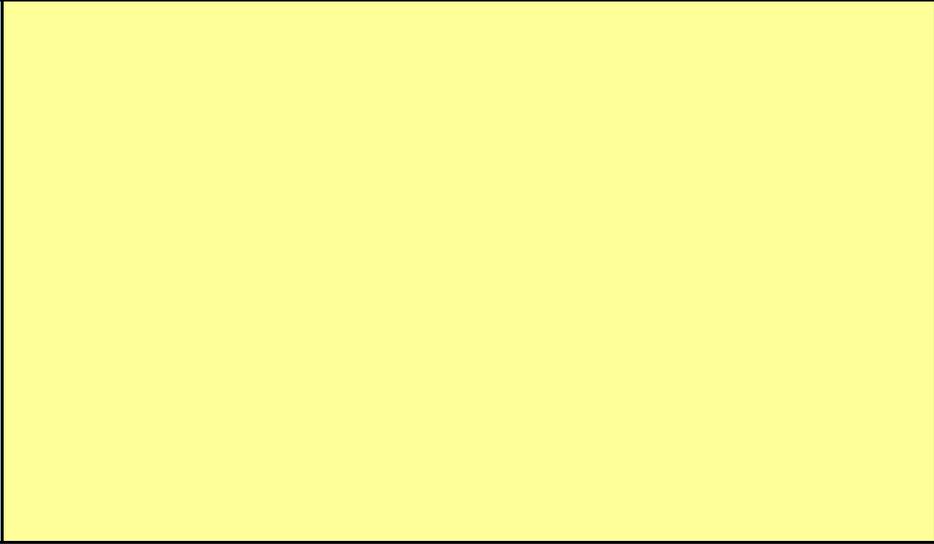
**TOTAL ANNUAL EXPENSES** **525,659**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS**

Property Tax Calculation: John Williams of the Muscogee County Board of Assessors has stated that estimates of property tax may be done by multiplying the rate of assessment of 40% of the property value. This value is then multiplied by the millage rate of 41.25 to compute property tax. He further explains that the value of the property will be based off of the income approach. A memo documenting evidence of this assessment can be found in the tab 1 of this application. The calculation used for determining estimated property taxes is:  
((NOI in year #1 / Projected Cap Rate of 7%) x 40%) x (millage rate of 41.25)  
\$198,813 / 0.07 = \$2,840,186 market value  
\$2,840,186 x 40% = \$1,136,074 assessed value  
\$1,136,074 x 41.25/1000 = \$46,863 property tax estimate

Insurance Calculation: The insurance estimate was provided by the Insurance broker Tony Brunini of Ross & Yeger. This quote is broken down as follows:  
Annual premium for Property at Full Replacement Cost is \$17,000. The deductible is set at \$10,000. Annual premium for General Liability per occurrence is \$5,500. Annual premium for Umbrella Liability per occurrence \$2,500. Total annual premium is calculated to be \$25,000. The Insurance Quote Review Form document, which was filled out by the insurance broker, can be found in tab 1 of this application.



**PART SEVEN - OPERATING PRO FORMA - 2017-049 Highland Terrace, Columbus, Muscogee 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)	10,150	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.40%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	763,728	779,003	794,583	810,474	826,684	843,217	860,082	877,283	894,829	912,726
Ancillary Income	15,275	15,580	15,892	16,209	16,534	16,864	17,202	17,546	17,897	18,255
Vacancy	(54,530)	(55,621)	(56,733)	(57,868)	(59,025)	(60,206)	(61,410)	(62,638)	(63,891)	(65,169)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(456,691)	(470,392)	(484,503)	(499,039)	(514,010)	(529,430)	(545,313)	(561,672)	(578,522)	(595,878)
Property Mgmt	(43,468)	(44,338)	(45,224)	(46,129)	(47,052)	(47,993)	(48,952)	(49,931)	(50,930)	(51,949)
Reserves	(25,500)	(26,265)	(27,053)	(27,865)	(28,700)	(29,561)	(30,448)	(31,362)	(32,303)	(33,272)
NOI	198,813	197,967	196,961	195,784	194,430	192,892	191,160	189,226	187,080	184,713
Mortgage A	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(10,150)	(10,455)	(10,769)	(11,092)	(11,425)	(11,768)	(12,121)	(12,485)	(12,860)	(13,246)
Cash Flow	49,684	48,532	47,212	45,712	44,025	42,144	40,060	37,761	35,240	32,487
DCR Mortgage A	1.43	1.42	1.42	1.41	1.40	1.39	1.38	1.36	1.35	1.33
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.43	1.42	1.42	1.41	1.40	1.39	1.38	1.36	1.35	1.33
Oper Exp Coverage Ratio	1.38	1.37	1.35	1.34	1.33	1.32	1.31	1.29	1.28	1.27
Mortgage A Balance	2,552,668	2,528,055	2,502,311	2,475,384	2,447,221	2,417,764	2,386,953	2,354,727	2,321,020	2,285,765
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-049 Highland Terrace, Columbus, Muscogee 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)	10,150	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.40%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	930,980	949,600	968,592	987,964	1,007,723	1,027,877	1,048,435	1,069,404	1,090,792	1,112,607
Ancillary Income	18,620	18,992	19,372	19,759	20,154	20,558	20,969	21,388	21,816	22,252
Vacancy	(66,472)	(67,801)	(69,157)	(70,541)	(71,951)	(73,390)	(74,858)	(76,355)	(77,883)	(79,440)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(613,755)	(632,167)	(651,132)	(670,666)	(690,786)	(711,510)	(732,855)	(754,841)	(777,486)	(800,810)
Property Mgmt	(52,988)	(54,047)	(55,128)	(56,231)	(57,356)	(58,503)	(59,673)	(60,866)	(62,083)	(63,325)
Reserves	(34,270)	(35,298)	(36,357)	(37,448)	(38,571)	(39,728)	(40,920)	(42,148)	(43,412)	(44,714)
NOI	182,115	179,278	176,189	172,838	169,213	165,304	161,097	156,582	151,744	146,570
Mortgage A	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(13,643)	(14,052)	(14,474)	(14,908)	(15,355)					
Cash Flow	29,493	26,247	22,735	18,950	14,878	26,324	22,118	17,602	12,764	7,590
DCR Mortgage A	1.31	1.29	1.27	1.24	1.22	1.19	1.16	1.13	1.09	1.05
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.31	1.29	1.27	1.24	1.22	1.19	1.16	1.13	1.09	1.05
Oper Exp Coverage Ratio	1.26	1.25	1.24	1.23	1.22	1.20	1.19	1.18	1.17	1.16
Mortgage A Balance	2,248,891	2,210,322	2,169,982	2,127,788	2,083,656	2,037,497	1,989,217	1,938,719	1,885,901	1,830,657
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-049 Highland Terrace, Columbus, Muscogee 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)	10,150	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.40%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,134,860	1,157,557	1,180,708	1,204,322	1,228,409	1,252,977	1,278,036	1,303,597	1,329,669	1,356,262
Ancillary Income	22,697	23,151	23,614	24,086	24,568	25,060	25,561	26,072	26,593	27,125
Vacancy	(81,029)	(82,650)	(84,303)	(85,989)	(87,708)	(89,463)	(91,252)	(93,077)	(94,938)	(96,837)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(824,835)	(849,580)	(875,067)	(901,319)	(928,359)	(956,210)	(984,896)	(1,014,443)	(1,044,876)	(1,076,222)
Property Mgmt	(64,592)	(65,884)	(67,201)	(68,545)	(69,916)	(71,314)	(72,741)	(74,196)	(75,679)	(77,193)
Reserves	(46,056)	(47,438)	(48,861)	(50,326)	(51,836)	(53,391)	(54,993)	(56,643)	(58,342)	(60,092)
NOI	141,045	135,157	128,891	122,229	115,157	107,659	99,715	91,311	82,427	73,043
Mortgage A	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	2,066	(3,823)	(10,089)	(16,750)	(23,822)	(31,321)	(39,264)	(47,669)	(56,553)	(65,937)
DCR Mortgage A	1.01	0.97	0.93	0.88	0.83	0.77	0.72	0.66	0.59	0.53
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.01	0.97	0.93	0.88	0.83	0.77	0.72	0.66	0.59	0.53
Oper Exp Coverage Ratio	1.15	1.14	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06
Mortgage A Balance	1,772,874	1,712,438	1,649,225	1,583,107	1,513,953	1,441,621	1,365,967	1,286,837	1,204,072	1,117,504
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-049 Highland Terrace, Columbus, Muscogee 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)	10,150	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.40%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,383,388	1,411,055	1,439,276	1,468,062	1,497,423
Ancillary Income	27,668	28,221	28,786	29,361	29,948
Vacancy	(98,774)	(100,749)	(102,764)	(104,820)	(106,916)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,108,509)	(1,141,764)	(1,176,017)	(1,211,298)	(1,247,637)
Property Mgmt	(78,737)	(80,312)	(81,918)	(83,556)	(85,227)
Reserves	(61,895)	(63,752)	(65,665)	(67,635)	(69,664)
NOI	63,140	52,699	41,698	30,115	17,928
Mortgage A	(138,980)	(138,980)	(138,980)	(138,980)	(138,980)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	(75,839)	(86,281)	(97,282)	(108,864)	(121,051)
DCR Mortgage A	0.45	0.38	0.30	0.22	0.13
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.45	0.38	0.30	0.22	0.13
Oper Exp Coverage Ratio	1.05	1.04	1.03	1.02	1.01
Mortgage A Balance	1,026,960	932,256	833,202	729,597	621,232
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-049 Highland Terrace, Columbus, Muscogee 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)	10,150	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.40%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

<p>The property has at least a 1.20 Debt Service Coverage Ratio through year 15.</p> <p>The Asset Management Fee consist of the State Asset Management Fee (\$2,500) and the Federal Asset Management Fee (\$7,650). Total Asset Management fees equal \$10,150. This amount increases at a rate of 3% per year for years 1-15.</p>	
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**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee 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.)
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19.)
20.)

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

Pass?

*Threshold Justification per Applicant*

To the best of our knowledge this project meets DCA requirements for feasibility, viability, and conformance with plan.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee 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			
Detached/Semi-Detached	Efficiency	0	0	121,194 x 0 units = 0	0	0	133,313 x 0 units = 0		
	1 BR	1	0	158,615 x 0 units = 0	0	0	174,476 x 0 units = 0		
	2 BR	2	0	192,390 x 0 units = 0	0	0	211,629 x 0 units = 0		
	3 BR	3	0	235,232 x 0 units = 0	0	0	258,755 x 0 units = 0		
	4 BR	4	0	276,796 x 0 units = 0	0	0	304,475 x 0 units = 0		
<i>Subtotal</i>		<i>0</i>	<i>0</i>		<i>0</i>	<i>0</i>			
Row House	Efficiency	0	0	113,800 x 0 units = 0	0	0	125,180 x 0 units = 0		
	1 BR	1	0	149,219 x 0 units = 0	0	0	164,140 x 0 units = 0		
	2 BR	2	0	181,518 x 0 units = 0	0	0	199,669 x 0 units = 0		
	3 BR	3	0	223,185 x 0 units = 0	0	0	245,503 x 0 units = 0		
	4 BR	4	0	265,013 x 0 units = 0	0	0	291,514 x 0 units = 0		
<i>Subtotal</i>		<i>0</i>	<i>0</i>		<i>0</i>	<i>0</i>			
Walkup	Efficiency	0	0	94,582 x 0 units = 0	0	0	104,040 x 0 units = 0		
	1 BR	1	0	130,638 x 0 units = 0	0	0	143,701 x 0 units = 0		
	2 BR	2	0	165,678 x 0 units = 0	0	0	182,245 x 0 units = 0		
	3 BR	3	0	216,331 x 0 units = 0	0	0	237,964 x 0 units = 0		
	4 BR	4	0	269,563 x 0 units = 0	0	0	296,519 x 0 units = 0		
<i>Subtotal</i>		<i>0</i>	<i>0</i>		<i>0</i>	<i>0</i>			
Elevator	Efficiency	0	0	98,067 x 0 units = 0	0	0	107,873 x 0 units = 0		
	1 BR	1	47	137,294 x 47 units = 6,452,818	0	0	151,023 x 0 units = 0		
	2 BR	2	55	176,521 x 55 units = 9,708,655	0	0	194,173 x 0 units = 0		
	3 BR	3	0	235,361 x 0 units = 0	0	0	258,897 x 0 units = 0		
	4 BR	4	0	294,201 x 0 units = 0	0	0	323,621 x 0 units = 0		
<i>Subtotal</i>		<i>102</i>	<i>16,161,473</i>		<i>0</i>	<i>0</i>			
<b>Total Per Construction Type</b>		<b>102</b>	<b>16,161,473</b>		<b>0</b>	<b>0</b>			

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Columbus**

Tot Development Costs:

**16,161,261**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**3**

**Project Cost Limit (PCL)**

**16,161,473**

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:*

This project meets DCA's requirements for cost limits by having a total development cost below the project cost limits designated for this property.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Other**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

Other tenancy is defined as Elderly with only the head of household required to be age 62 or older. This is a requirement of the FHA 221(d)4 loan.

**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:

- 1. Semi-monthly movie nights**
- 2. Monthly household safety classes**
- 3. Monthly nutrition classes and 4. Monthly personal fitness classes**

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.

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

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

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

*Threshold Justification per Applicant*

*DCA's Comments:*

Required services requirement has been met by specifying 4 ongoing services from at least 3 of the categories provided.

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee 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.*

**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.

Pass?	
A.	<b>Bowen National Research</b>
B.	<b>8 months</b>
C.	<b>92.80%</b>
D.	<b>12.30%</b>

Project Nbr	Project Name
1	<b>2014-015 BTW-Chapman Phase 2</b>
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.	<b>Yes</b>
----	------------

*Threshold Justification per Applicant*

The project meets all of the Market Feasibility requirements set forth in the QAP and Market Study Manual. The project absorption period to reach stabilized occupancy is 8 months, which is less than the DCA requirement of 24 months. The overall market occupancy rate is 92.80%, which is greater than the DCA threshold of 90%. The project's overall capture rate for tax credit units is 12.30%, which is less than overall capture rate threshold requirement of 30% for projects located in the Flexible Pool. BTW-Chapman Phase 2 is the only DCA tax credit project that was funded in 2014 or 2015 that is within the market study defined area. BTW-Chapman Phase 2 does not compete for a similar tenant base as the proposed Highland Terrace. BTW-Chapman Phase 2 is a 106-unit Family property, it was allocated DCA funds in 2014, and it is located approximately 3.2 miles from the proposed project.

The rent advantages are set 10% or more below achievable market rents. Considering that the proposed subject Tax Credit rents represent market rent advantages ranging between 14.6% and 31.1%, they will likely be viewed as excellent values within the Site PMA. This analysis is outlined in Addendum E within the enclosed market study in Tab 5.

The non-adjusted rents are stated to have a rent advantage of below 10% in the table on page A-9 of the Market Study. This, however, does not represent that all the utilities for this project will be paid by the owner and no utility cost will be associated with the tenant. When making this adjustment for owner paid utilities the rent advantage is an average of 22.98% for all the unit types.

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

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

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee 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.

There is not an identity of interest between the buyer and seller of the project, and therefore no appraisal is required to demonstrate fair market value.

*DCA's Comments:*

[Empty yellow box for DCA's Comments]

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee 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.

**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>Geotechnical &amp; Environmental Consultants, Inc.</b>	
B.	<b>Yes</b>	
C.	<b>Yes</b>	
1)	<b>Geotechnical &amp; Environmental Consultants, Inc.</b>	
2)	<b>65.7</b>	

1. Continuous acoustical caulking and compressible neoprene weather stripping shall be installed at all door and window openings.  
 2. Tight seals and acoustical caulking shall be installed around all exterior wallpenetrations.  
 3. All bathroom and/or kitchen exhaust fans shall duct through the attic or away from the noise source with a duct layout that incorporates at least one 90 degree elbow.  
 4. All equipment shall incorporate vibration mounting as appropriate.  
 5. As the principal noise source is ground level transportation sources, and not airborne aviation sources, no special construction detail is required for roofs or top-level ceilings.

- 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? 

No	
Yes	
- 2) Noise? 

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

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

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

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

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

Yes	
-----	--
- 8) Asbestos-containing materials? 

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

- 9) Mold?
- 10) PCB's?
- 11) Radon?

9)	<b>No</b>	
10)	<b>No</b>	
11)	<b>Yes</b>	

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

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

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

**Noise:** Noise levels were slightly above the limitation on a small portion of the site. See section C above for methods of reducing magnitude. We have enclosed a noise attenuation plan in the Phase I environmental report to resolve noise in the small part of the site that is affected. No exterior amenities are in the higher noise area.

**Vapor Intrusion:**

Based on the information obtained during the Phase I ESA for the subject property, GEC is of the opinion that vapor encroachment cannot be ruled out as an issue of concern in connection with the subject property. Additionally, the Phase II testing on the subject property revealed the presence of volatile organic compounds in the subsurface at the site. Further evaluation of this concern will be performed as part of the additional investigation at the site, under the Brownfield Program. However, based on the above, we feel it is prudent to include appropriate mitigation in the design of the onsite structure, which should include, at a minimum, an appropriate sub-slab vapor barrier.

**Radon:**

The property is located in Zone 3, which means, "Low potential (<2 pCi/L (picocuries per liter of air))." The owner will do a radon test upon completion.

**Asbestos-Containing Materials:**

As the site is currently undeveloped, with no structures onsite, asbestos testing in structures was neither performed nor deemed necessary. During the site reconnaissance, however, dumped building materials, including roofing material (from the former structures located on the subject property, and the larger property of which the subject property is a part) were noted on the subject property. Testing of these roofing materials was performed, with the results indicating that they are asbestos containing materials (ACM). This material should be appropriately removed from the site, during site development, and disposed at an approved disposal facility Appendix E contains a copy of the asbestos sample chain of custody and analytical report.

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

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

1)		
2)		
3)		
G.		

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

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

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

H.

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

*Threshold Justification per Applicant*

The property meets all the DCA environmental requirements as outlined in the QAP and the Environmental Manuals. The environmental reports and supporting documents are enclosed in Tab 7 of this application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

<b>Applicant Response</b>	<b>DCA USE</b>
---------------------------	----------------

**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: 1/2/18
- B. Form of site control: B. **Contract/Option**
- C. Name of Entity with site control: C. **Highland Terrace, LP**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?		
A.	Yes	
B.	<<Select>>	
C.		
D.	No	

*Threshold Justification per Applicant*

All site control documents, representing site control for the master development site of approximately 20 acres as well as the subject site within this land of approximately 8.75 acres, are enclosed in Tab 8 of this application.

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?		
A.	Yes	
B.	Yes	
C.	No	
D.	No	

*Threshold Justification per Applicant*

The project meets DCA's requirements for site access

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

The project is in compliance with all city zoning regulations as well as all DCA requirements for site zoning

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

**Applicant Response DCA USE**

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:  
*Threshold Justification per Applicant*

- 1) Gas
- 2) Electric

N/A
Georgia Power

Pass?	
1) No	
2) Yes	

There will be no gas utility use for the development. All electrical utilities will be provided by Georgia Power. Georgia Power has provided an electrical utility availability confirmation letter for the property which can be found enclosed in the application tab 11OperUtil

*DCA's Comments:*

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

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

Pass?	
A1) No	
2) No	

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

- 1) Public water
- 2) Public sewer

Columbus Water Works
Columbus Water Works

B1) Yes	
2) Yes	

*Threshold Justification per Applicant*

Columbus Water Works has provided documentation that both public water and public sewer are available for the proposed site. This documentation can be found enclosed in tab 11OperUtil within this application.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?	
No	

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
A2) Gazebo
A3) On-site laundry

A. 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) Equipped Computer Center		
2) Furnished Exercise / Fitness Center		

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

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

C. Agree	
1) Yes	
2) Yes	
3) Yes	
4) Yes	
5) Yes	
6a) Yes	
6b)	

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?

D. Agree	
1) Yes	
2) Yes	
3a) Yes	
3b)	

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

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

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

The project meets the threshold requirements for having the required standard and optional amenities as outlined in the QAP. Two additional amenities are required for this project for having 102 units.

DCA's Comments:

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

Pass?

A. Type of rehab (choose one):

A.

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 replaced  
 DCA Rehabilitation Work Scope form referenced above clearly addresses:

D.	<input type="text"/>	<input type="text"/>
1)	<input type="text"/>	<input type="text"/>
2)	<input type="text"/>	<input type="text"/>
3)	<input type="text"/>	<input type="text"/>
4)	<input type="text"/>	<input type="text"/>
E.	<input type="text"/>	<input type="text"/>

1. All immediate needs identified in the PNA.
2. All application threshold and scoring requirements
3. All applicable architectural and accessibility standards.
4. All remediation issues identified in the Phase I Environmental Site Assessment.

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

Threshold Justification per Applicant

This project is proposed as new construction. This section is not applicable.

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

This project meets all the threshold requirements for site information and conceptual site development plan. All the relevant supporting documents for this section can be found enclosed in tab 15SiteInfoDevPlan within this application.

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

The applicant agrees to meet all threshold requirements for Building Sustainability.

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee 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 Comments:*

[Empty yellow box for DCA's Comments]

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee 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**

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- 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?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	6	6	5%
1) b. Roll-In Showers	3	3	40%
2) Sight / Hearing Impaired	3	3	2%

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **TBD**

- 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*

This property will meet all the threshold requirements for Accessibility Standards.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

Applicant Response	DCA USE
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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?

Pass?	
No	
Yes	

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

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

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

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

A.	
----	--

B.

1)	Yes	
2)	Yes	

**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)	
2)	

*Threshold Justification per Applicant*

The property will meet all the threshold requirements for Architectural Design and Quality Standards.

*DCA's Comments:*

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

- A. Did the Certifying Entity meet the experience requirement in 2016?
- B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?
- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

Pass?

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

**F. DCA Final Determination**

- E. Certifying GP/Developer
- F. << Select Designation >>

*Threshold Justification per Applicant*

The project team meets all the threshold requirements for Qualifications for Project Team (Performance). The Qualification of Project Team Determination approved by DCA for Certifying GP/Developer is enclosed in tab 19Qualification within this application.

*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?

Pass?

A.	Yes	
B.		
C.	Yes	

*Threshold Justification per Applicant*

The project team meets all threshold requirements for section 20. Compliance History Summary. All required documents were submitted to DCA in the Pre-Application and an approved Qualification of Determination was issued.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

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

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

		Pass?	
A.	Name of Qualified non-profit:		
A.	NeighborWorks Columbus		
B.	Non-profit's Website:		
B.	http://www.nwcolumbus.org/		
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.	Yes
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.	Yes
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.	Yes
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.	Yes
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?	G.	Yes
	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?		No
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.	Yes
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.	Yes

*Threshold Justification per Applicant*

NeighborWorks Columbus meets all DCA requirements for this project to be eligible for credit under the non-profit set-aside. All supporting documents for this section can be found enclosed in Tab 21 of this application. Columbus Housing Initiative dba NeighborWorks Columbus is the sole member of Columbus Highland Terrace GPI, LLC. Columbus Highland Terrace GPI, LLC is the 51% owner and Managing General Partner of the project.

*DCA's Comments:*

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

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

*Threshold Justification per Applicant*

Not Applicable

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

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

*Threshold Justification per Applicant*

The legal opinion confirming the Non-Profit Federal Tax Exempt Qualification Status of Columbus Housing Initiative dba NeighborWorks Columbus can be found enclosed in tab 23ReqdLegalOpin within this application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

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

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee 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**

- 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?

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

- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

- 1) Number of Over Income Tenants
- 2) Number of Rent Burdened Tenants
- 3) Number of Vacancies
- 4) Number of Down units
- 5) Number of Displaced Tenants


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

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


*Threshold Justification per Applicant*

Not Applicable. DCA Relocation Survey Form included in tab 24RelocDisplcmt.

*DCA's Comments:*

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

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

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

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

*Threshold Justification per Applicant*

Applicant agrees to prepare and submit an AFFH Marketing Plan if selected.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

The applicant ensure the complete, effective, efficient, and lawful utilization of the low income housing credits if awarded by DCA.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>65</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.	<b>0</b>	<b>0</b>
B.	<b>0</b>	<b>0</b>

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

*Enter "1" for each item listed below.*

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

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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	92	65	20
	3	2	0

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

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

Total Residential Units: **102**

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

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
21	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.59%	0.00%

**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:

--	--

0.00%	0.00%
-------	-------

0	0
---	---

0	0
---	---

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

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

Scoring Justification per Applicant

The project meets all requirements for receiving the full 13 points for this section. All associated documentation supporting this section can be found enclosed in Tab 26.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

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

<b>3</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>65 20</b>

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

The property meets all the requirements for 3 points in this section for having access to public transportation within 1/4. All supporting documents for this section can be found enclosed in Tab 27 of this application.

DCA's Comments:

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

Metra Transit System	(706) 225-4673
http://www.columbusga.org/metra/schedules.htm	
http://www.columbusga.org/metra/forms/sysMap-v2.pdf	

6	A.	0	0
5	1.		
4	2.		
1	3.		
<b>3</b>	B.	<b>3</b>	0
3	1.	<b>3</b>	
2	2.		
1	3.		
2	4.		

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

<b>2</b>	<b>2</b>	
----------	----------	--

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

GDNR - Environmental Protection Division

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

Geotechnical & Environmental Consultants, Inc.

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

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

<b>Yes</b>	
------------	--

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

10 Pts > Min In EF Green Communities

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

**Competitive Pool chosen:**

**Flexible**

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

Date of Course	2/14/17	Jennifer Lynch	The Bennett Group
Date of Course			

<b>Yes</b>	
------------	--

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

<b>Yes</b>	
------------	--

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

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

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**A. Sustainable Communities Certification**

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

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

**1. EarthCraft Communities**

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

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

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:

<b>N/a</b>	
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**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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	Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>65</b>	<b>20</b>
		Yes/No	Yes/No
1.		Yes	
2.		Yes	
3.		Yes	
B.	1	N/a	
C.	3	Yes/No	Yes/No
1.		Yes	
D.	1	0	0
1.		N/a	
2.		N/a	
3.		N/a	

**Commitments for Building Certification:**

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

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

**C. Exceptional Sustainable Building Certification**

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

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

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

*Scoring Justification per Applicant*

The project commits to obtaining and Exceptional Sustainable Building Certification by achieving Ten (10) additional points over minimum in the Enterprise Foundation Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider). Documentation of the draft scoring sheet can be found enclosed within the Sustainable Developments Tab of this application.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

**7** **0** **0**

**A Census Tract Demographics**

**3** **0**

& Competitive Pool chosen: **Flexible**

Yes/No Yes/No

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

**N/a**

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

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

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

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

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

Per Applicant Per DCA **2** **0** **0**

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

**D. Mixed-Income Developments in Stable Communities**

Market units:  **0** Total Units:  **102** Mkt Pct of Total:  **0.00%**

**2** **0** **0**

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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<b>TOTALS:</b>	<b>92</b>	<b>65</b>
	<b>10</b>	<b>20</b>
	<b>7</b>	<b>0</b>
	<b>No</b>	
	<b>N/a</b>	
	<b>Yes</b>	

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

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?			<b>Yes</b>	pp. 6-8
b) Includes public input and engagement <u>during the planning stages</u> ?			<b>Yes</b>	pp. 37-39
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?			<b>Yes</b>	pp. 44-45
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?			<b>Yes</b>	p. 44
e) Discusses resources that will be utilized to implement the plan?			<b>Yes</b>	p. 44
f) Is included <i>in full</i> in the appropriate tab of the application binder?			<b>Yes</b>	p. 45

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

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

<https://www.bgcadvantage.com/blog/>

**A. Community Revitalization**

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?  
 Date Plan originally adopted by Local Govt:  
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:  
 Date(s) Plan reauthorized/renewed by *Local Government*, if applicable:

i.)	
ii.)	

2 A. 

--	--

  
 Yes/No Yes/No

i.)	<b>N/a</b>	
ii.)	<b>N/a</b>	

iii.) Public input and engagement during the planning stages:

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

a)	
b)	
c)	

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **Yes** Census Tract Number: **0114.00** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>65</b>	<b>20</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

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

CBD 1

Entity Name	Columbus Housing Initiative dba NeighborWorks Columbus	Website	www.nwcolumbus.org	Yes/No	Yes/No
Contact Name	Cathy Williams	Direct Line	(706) 329-0209		
		Email	cwilliams@nwcolumbus.org		

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

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

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

NeighborWorks led a philanthropic effort, the latest was a neighborhood revitalization effort called Big 4 Beallwood. This effort was designed to impact the Beallwood community with new construction, rehabilitation, and beautification projects. NeighborWorks collaborated with TeamEffort, and its 8-week summer mission project to aid in the Big 4 Beallwood revitalization effort. Each week, different youth groups traveled to Beallwood to work alongside families and volunteers through hands-on repair and maintenance projects. NeighborWorks also partnered with the City of Columbus, nonprofit organizations, and businesses to enhance existing neighborhood resources, provide public services and improve the quality of life for Beallwood residents.

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

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

Community Quarterback (CQB) See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, as delineated by the Community Transformation Plan, to increase residents' access to local resources such as employment, education, transportation, and health? 24-26 & 39-41

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

iii. CQB Name	Truth Spring, Inc.	Website	www.truthspring.org		
Contact Name	Carrie Strickland	Direct Line	(706) 987-7109		
		Email	carrie@truthspring.org		

**2. Quality Transformation Plan**

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

4

2.	4	
	Yes	

a) *Public and Private Engagement*

Tenancy: **Other**

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

i. Transformation Partner 1	Local health provider	Date of Public Meeting 1 between Partners	4/9/17
Org Name	MercyMed Clinic of Columbus	Date(s) of publication of meeting notice	passed out flyer in community of
Website	www.mercymedcolumbus.com	Publication(s)	survey was crafted and distributed throughout neighborhood
Contact Name	Dr. Grant Scarborough	Direct Line	(706) 987-7109
		Social Media	NeighborWorks Facebook page
Email	grant@mercymedcolumbus.com	Mtg Locatn	Highland Community Church
Role	Director	Which Partners were present at Public Mtg 1 between Partners?	1 only

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<b>TOTALS: 92</b>	<b>65</b>	<b>20</b>

ii. Transformation Partner 2		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name			Date(s) of publication of meeting notice	
Website			Publication(s)	
Contact Name	Direct Line		Social Media	
Email			Mtg Locatn	
Role			Which Partners were present at Public Mtg 2 between Partners?	

b) Citizen Outreach	Choose either "i" or "ii" below for (b).	Yes/No	Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i. Yes	
or	Nbr of Respondents	100	
ii. Public Meetings		ii. Yes	

Meeting 1 Date	4/9/17	Dates: Mtg 2	Mtg Notice Publication
Date(s) of publication of Meeting 1 notice	3-Apr	Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?	
Publication(s)	Flyer and Social Media Posting	Publication(s)	
Social Media	Facebook and Twitter	Social Media	
Meeting Location	Highland Community Church 3408 5th Ave Columbus GA	Mtg Locatn	
Copy(-ies) of published notices provided in application binder?	N/a	Copy(-ies) of published notices provided in application binder?	

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	Many residents in the community do not have convenient access to medical care, resulting in a lack of effective treatment and prevention of health risk factors. Even those without active health concerns are affected by this, as they are not being seen regularly by a medical professional to monitor and diagnose unknown risks to their health.
	Goal for increasing residents' access	Improving access to health and wellness services for the residents of Highland Terrace through the development and execution of the Healthy Housing Initiative. Question #5 on the survey, (How often do you visit a doctor or healthcare provider each year?) is a good candidate for measuring outcomes of this goal. The metric is percent of people who answer 'no' to that question, which was 41% at baseline. Metric of success: the percentage of people answering 'yes' to that question will increase at least 5% per year. We will provide this survey to the residents of Highland Terrace on an annual basis in order to measure this improvement.
	Solution and Who Implements	The implementation strategy of the Transformation Team is to institute our Healthy Housing Initiative Program for five years once the development is placed in service. Increasing the presence of medical professionals and educational and screening programs in the community will improve the overall health of the members of the Defined Neighborhood. In addition, our strategy brings in service providers that can assist residents of Highland Terrace and others in the community with understanding how to access programs available to them that can help cover costs of healthcare.
	Goal for catalyzing neighborhood's access	We will provide the same survey to the participants of the community Health Fair held annually and adjacent to the proposed site. The service providers that are participating in the Healthy Housing Initiative are also providing the services to the residents of the community at no cost. Question #5 on the survey, (How often do you visit a doctor or healthcare provider each year?) is a good candidate for measuring outcomes of this goal. The metric is percent of people who answer 'no' to that question, which was 41% at baseline. Metric of success: the percentage of people answering 'yes' to that question will increase at least 5% per year. We will provide this survey to the community residents on an annual basis in order to measure this improvement.
	Solution and Who Implements	Partners in Achieving Challenge and Goals: MercyMed , and AAA will be the Healthy Housing Initiative service providers. GHPC will manage the evaluation process. Truth Spring, Inc. will actively market the services to community and coordinate with the service providers.

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<b>TOTALS: 92</b>	<b>65</b>	<b>20</b>

<p>ii. Local Population Challenge 2</p>	<p>Through our discussions with the Community Quarterback, it was clear that we would try to focus on strategies that would help perpetuate and sustain community involvement. The leaders of Truth Spring moved into the community twelve years ago. They observed from the onset that people had a natural tendency to isolate themselves. Truth Spring has made great strides in breaking this habit, we hope to be a resource in this effort.</p>
<p>Goal for increasing residents' access</p>	<p>Fostering community fellowship and interconnectedness among the residents of Highland Terrace. A measurable outcome to this goal is increasing the participation rate of the fellowship programs for the residents 5% annually.</p>
<p>Solution and Who Implements</p>	<p>Highland Terrace is a planned senior-living community. However, the site is located immediately adjacent to Fox elementary school. The Transformation Team includes Fox Elementary School, who will partner with us on programs to bring the senior residents of Highland Terrace together with the children of the community. Various planned activities include an "Adopt a Grandparent" program. Residents would volunteer to come to a classroom weekly and participate in activities or simply read to a class. Fox Elementary has had previous success in a reading program partnership with a local church. The church sent volunteers weekly to read to the third-grade class. The principal of Fox Elementary, Dr. Scarborough stated that attendance of the third-grade class was the best in the school. Scarborough makes a direct correlation of the program to the attendance record. We are also planning on having a rotating art exhibit of the children's work in the clubhouse of the community, as well as, children visiting the development to perform choral concerts and participate in other activities. In addition to the partnership with Fox Elementary, we feel the on-site produce stand will be the catalyst for a larger market. It is the goal of the Transformation Team to see a greater farmer's market come to life on the site. We feel that if this were to happen it would certainly increase the community engagement and fellowship.</p>
<p>Goal for catalyzing neighborhood's access</p>	<p>In addition to the partnership with Fox Elementary, we feel the on-site produce stand will be the catalyst for a larger market to benefit the community as a whole. It is the goal of the Transformation Team to see a greater farmer's market come to life on the site. We feel that if this were to happen it would certainly increase the community engagement and fellowship. A measurable outcome to this goal would be the annual addition of famers to the farmers market. An increase of community participation would be a catalyst for further expansion of the market.</p>
<p>Solution and Who Implements</p>	<p>Partners in Achieving Challenge and Goals: Service Providers: Fox Elementary School and Little Bit Farm. Truth Spring, Inc. will actively market the services and coordinate with the service providers.</p>
<p>iii. Local Population Challenge 3</p>	<p>The cost to rent or own a home is too high for most of the residents of the Defined Neighborhood. People of the Defined Neighborhood will benefit from safe, secure, and affordable housing through the Low-income Housing Tax Credit Program. Safe, secure, affordable housing is a basic human need. As we advocate for the goals of our Transformation Plan, we want to drastically reduce the circumstances in which persons must make desperate choices about which necessities to pay for in order to have decent housing. We believe affordable housing is the base that makes good health and a vibrant community a possibility.</p>
<p>Goal for increasing residents' access</p>	<p>The production of 102 affordable rental housing units for the future residents of Highland Terrace.</p>
<p>Solution and Who Implements</p>	<p>The strategy to address Challenge #3 is ongoing and currently in place by Truth Spring. They have fully renovated two houses in the Defined Neighborhood. Both of these houses have affordable rents and low utility costs. However, we believe if Highland Terrace is built and brought to fruition, it will add 102 units of decent, safe, and affordable rental housing to the Defined Neighborhood. These units will target citizens with incomes at or below 60% of the Area Median Income.</p>
<p>Goal for catalyzing neighborhood's access</p>	<p>Truth Spring will continue making progress in their Housing Initiative. However, we believe if Highland Terrace is built and brought to fruition, it will add 102 units of decent, safe, and affordable rental housing to the Defined Neighborhood. These units will target citizens with incomes at or below 60% of the Area Median Income.</p>
<p>Solution and Who Implements iv. Local Population Challenge 4 Goal for increasing residents' access</p>	<p>Truth Spring, NeighborWorkd and BGC</p>

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	92	65
		20

- Solution and Who Implements
- Goal for catalyzing neighborhood's access
- Solution and Who Implements
- v. Local Population Challenge 5
- Goal for increasing residents' access
- Solution and Who Implements
- Goal for catalyzing neighborhood's access
- Solution and Who Implements


**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance **50,000**

**Other**

4	1	
1	1	

Source	Van Dyke and Company dba BGC and NeighborWorks Columbus	
Contact	Judy Van Dyke	(334) 444-9494
Email	judy@bgcadvantage.com	
Bank Contact	Graham Dozier	(404) 279-7462

Bank Name	Regions Bank
Account Name	Highland Terrace Community Improvement Fund
Bank Website	www.regions.com
Contact Email	graham.dozier@regions.com

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

Description of Use of Funds: The full five-year commitment of the Transformation Plan will be funded through the Community Improvement Fund (CID) of \$50,000 from Van Dyke and Company and NeighborWorks Columbus. We project the CID will sustain the plan through year five-year period.

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<b>TOTALS:</b>	<b>92</b>	<b>65</b>	<b>20</b>

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.

Through meetings with the Transformation Team (Bennett Group Consulting, NeighborWorks Columbus, Truth Spring, Inc., MercyMed of Columbus, Inc., the River Valley Area Agency on Aging, Little Bit Farm, and Fox Elementary) and public engagement processes, it is apparent that the residents of the Defined Neighborhood face challenges in the form of lack of adequate housing for the elderly, lack of easy access to fresh fruits and vegetables, lack of easy access to health and wellness services, and lack of interconnectedness and fellowship. Thus, the Transformation Team's goals are to eliminate those challenges. In pursuance of meeting the goal of overcoming the Defined Neighborhood's challenge, lack of easy access to health and wellness services, the Transformation Team has secured MOUs from three service providers. These service providers will be used to provide residents of Highland Terrace and the Defined Neighborhood with easy access to health and wellness screenings and diagnostics, along with healthcare education. In pursuance of meeting the goal of overcoming the Defined Neighborhood's lack of interconnectedness, we have secured MOUs from two service providers. Members of the Transformation Team will set-up a farm fresh produce stand at Highland Terrace twice per month, so that residents of the Defined Neighborhood may enjoy a mini-farmer's market. It is the goal of the team to expand this from one stand to more. The positive externality of community members coming together to enjoy the produce stand, or farmer's market, coupled with additional community programs to conduce interaction with the elementary school immediately adjacent to Highland Terrace will have a significant impact on increasing the interconnectedness and fellowship of the Defined Neighborhood. Funding for the community programs that will be implemented to improve access to health and wellness services, and interconnectedness and fellowship will be provided through the Community Improvement Fund (CID). Van Dyke and Company and NeighborWorks Columbus will donate an aggregate of \$50,000 for deposit into the CID. The CID of \$50,000 will be fully funded upon Construction Completion of Highland Terrace. The CID assets will not be comingled with other Highland Terrace or community funds, and will be managed by the Property Manager of Highland Terrace. The CID will be allocated for the full five-year commitment of the Transformation Plan. The Transformation Team projects that the CID will meet the pecuniary requirements for the Transformation Plan's community programs through the entire five-year commitment. The CID assets will be allocated as follows:

- Georgia Health Policy Center (\$25,000): Georgia Health Policy Center's public policy experts at Georgia State University will assist in the evaluation of the Healthy Housing Initiative will coincides with the Transformation Plan. The evaluation strategy will allow the Transformation Team to successfully adapt to both fiscal and physical contextual changes over the life of Highland Terrace. CID funds will be utilized for retention Georgia Health Policy Center's services.
- River Valley Area Agency on Aging (\$20,250): River Valley Area Agency on Aging plans and supervises programs and services dedicated to improving the quality of life for older adults and people with disabilities. CID funds will be utilized for the retention of River Valley Area Agency on Aging's services. Staff members from the agency will visit Highland Terrace once per month to offer these classes –
  - o Chronic Disease Self-Management;
  - o Diabetes Self-Management;
  - o Matter of Balance; and
- MercyMed of Columbus (\$4,000): MercyMed of Columbus is a primary care provider that cares for people in all walks of life, and cares for patients with or without insurance. CID funds will be utilized for the retention of MercyMed of Columbus's services. A physician assistant from MercyMed of Columbus will visit Highland Terrace once per month to offer –
  - o blood pressure screening;
  - o diabetes and blood glucose screening; and
  - o health risk assessments.
- Little Bit Farm (\$750): Little Bit Farm will visit Highland Terrace twice per month to offer farm fresh fruits and vegetables. CID funds will be utilized for retention of Little Bit Farm's services and for the procurement of an adequate produce stand.

<b>2. Long-term Ground Lease</b>	1	2.	<b>0</b>	
a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?			<b>N/a</b>	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?			<b>N/a</b>	
<b>3. Third-Party Capital Investment</b>	2	3.	<b>0</b>	
Unrelated Third-Party Name				
Unrelated Third-Party Type				
				Improvement Completion Date

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	92	65
		20

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

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:

0.0000%	0.0000%	Total Development Costs (TDC):		16,161,261

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
10	<b>0</b>	
1.	N/a	
2.	N/a	

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

The applicant qualifies for 7 points in this section by:  
 1) Having a community-based developer working with a community quarterback. (2 points total)  
 2) Having a Transformation Plan that meets DCA requirements, having a community-based developer (4 points)  
 3) Committing to a community improvement fund. (1 point)

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

0	0
---	---

Competitive Pool chosen:

**Flexible**

**A. Phased Developments**

Phased Development?

**Yes- w/Master Plan**

0

3

N/a	
-----	--

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.	N/a	
3.	N/a	
4.	N/a	

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

(choose 1 or 2)

3

0	0
---	---

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

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

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

(choose 1 or 3)

4

0	0
---	---

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

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

3	1.	
1	2.	
2	3.	

Scoring Justification per Applicant

This project is a first phase development and therefore this scoring section is not applicable.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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	Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>65</b>	<b>20</b>
	<b>2</b>	<b>2</b>	<b>0</b>
		Yes/No	Yes/No
<b>10. MARKET CHARACTERISTICS</b>			
For DCA determination:			
<b>A.</b> 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?		A. No	
<b>B.</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?		B. No	
<b>C.</b> Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?		C. No	
<b>D.</b> Is the capture rate of a specific bedroom type and market segment over 55%?		D. No	

Scoring Justification per Applicant

The Market Study confirms that there is a significant need for affordable senior housing in this area. The market study can be found enclosed in Tab 5 within this application.

DCA's Comments:

<b>11. EXTENDED AFFORDABILITY COMMITMENT</b>	(choose only one)	1	1	0
<b>A. Waiver of Qualified Contract Right</b>	Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?	1	A. Yes	
<b>B. Tenant Ownership</b>	Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units).	1	B. N/a	

DCA's Comments:

<b>12. EXCEPTIONAL NON-PROFIT</b>	NeighborWorks Columbus	3		
Nonprofit Setaside selection from Project Information tab:	<input type="text" value="Yes"/>		Yes/No	Yes/No
Is the applicant claiming these points for this project?			Yes	
Is this the only application from this non-profit requesting these points in this funding round?			Yes	
Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application?			Yes	

DCA's Comments:

<b>13. RURAL PRIORITY</b>	Competitive Pool: Flexible	(NOTE: Only Rural Pool applicants are eligible!)	Urban or Rural: Urban	2			
Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves 80 or fewer units. Failure by the Applicant to designate these points to only one qualified project will result in no points being awarded.				Unit Total	<input type="text" value="102"/>		
MGP	Columbus Highland Terrace GPI, LL	0.0051%	Cathy Williams	NPSponsr	Columbus Housing Initiative dba Neig	0.0000%	Cathy Williams
OGP1	Columbus Highland Terrace GPII, LL	0.0049%	Judy Van Dyke	Developer	Van Dyke & Company, LLC	0.0000%	Judy Van Dyke
OGP2	0	0.0000%	0	Co-Developer 1	Columbus Housing Initiative dba Neig	0.0000%	Cathy Williams
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Regions Bank	98.9900%	C. Reed Dolihite	Developmt Consult	Collaborative Housing Solutions Inc.	0.0000%	Jonathan R. Top
State LP	Gardner Capital	1.0000%	Louis Bosso				

Scoring Justification per Applicant

DCA's Comments:

Not Applicable

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	65	20
	2	0	0
	1		

**14. DCA COMMUNITY INITIATIVES**

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

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

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**

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

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

City: **Columbus** County: **Muscogee** QCT? **Yes** Census Tract #: **0114.00**

Scoring Justification per Applicant

DCA's Comments:

Not Applicable	
----------------	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

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

Total Qualifying Sources (TQS):

	<i>Amount</i>
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	2,576,206
2,576,206	

	<i>Amount</i>
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
0	

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

16,161,261
15.9406%

0.0000%
---------

The project has received preliminary commitment for permanent financing through HUD Section 221(d)4 funding in the amount of \$2,576,206 or 15.9407% of Total Development Cost. The commitment letter for this qualifying source can be found enclosed in tab 36Leveraging within this application.

DCA's Comments:

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>65</b>	<b>20</b>

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

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

10
102
10
47

<b>3</b>	<b>2</b>	<b>0</b>
2	A. <b>2</b>	<b>0</b>
1.	<b>Agree</b>	
2.	<b>Yes</b>	
3.	<b>Yes</b>	
4.	<b>Yes</b>	

**B. Target Population Preference**

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

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

Scoring Justification per Applicant

The applicant agrees to accept other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing opportunities to Persons with Disabilities.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

**A. Historic and Adaptive Reuse**

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

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

0
0
102
0.00%

<b>2</b>	<b>0</b>	<b>0</b>
2	A.	

**B. Historic**

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

Nbr Historic units:  
Total Units  
% of Total

0
102
0.00%

<b>1</b>	<b>B.</b>	
----------	-----------	--

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>65</b>	<b>20</b>

DCA's Comments:

**19. HEALTHY HOUSING INITIATIVES**

(choose A or B or C)

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

Pre-requisites:

Agree or Y/N Agree or Y/N

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

Agree	
Yes	
Yes	
Yes	
Agree	

The following health issues were identified as particularly relevant for the future residents of Highland Terrace: chronic disease, mental health, oral health, access to care, and the food environment. Because the property will serve a senior population, health issues affecting older adults as well as lower income people were more closely identified for special attention through the proposed Healthy Housing Initiative. Data specific to each of these health issues are presented and then followed by a summary of data from each of the three required sources within the enclosed Healthy Housing Initiative Plan in Tab 40.

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

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

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence

Cost to Resident

	Occurrence	Cost to Resident
a) Blood Pressure Screening	Once Per Month	0
b) Diabetes or Blood Glucose Screening	Once Per Month	0
c) Health Risk Assessment (HRA)	Once Per Month	0
d) Biometric Screening	Once Per Month	0

**B. Healthy Eating Initiative**

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

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

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

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

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

2.	N/a	
----	-----	--

Description of Monthly Healthy Eating Programs

Description of Related Event

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

**C. Healthy Activity Initiative**

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

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

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

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**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>65</b>	<b>20</b>

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

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

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

f)	N/a	
g)	N/a	

Length of Trail  miles

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

2.	N/a	
----	-----	--

Scoring Justification per Applicant

The project meets all the requirements for 3 points in this section. The Healthy Housing Initiative and all associated documents for this section can be found enclosed in Tab 40 of this application.

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Muscogee County - 706

Tenancy

Other

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

N/a	
-----	--

School Level

School Name (from state CCRPI website)

Grades Served

Charter School?

CCRPI Scores from School Years Ending In:

2013

2014

2015

2016

Average CCRPI Score

CCRPI > State Average?

- a) Primary/Elementary
- b) Middle/Junior High
- c) High
- d) Primary/Elementary
- e) Middle/Junior High
- f) High

	School Name (from state CCRPI website)	Grades Served	Charter School?	2013	2014	2015	2016	Average CCRPI Score	CCRPI > State Average?
a)									
b)									
c)	Jordan High School	9th - 12th	No	73.50	76.20	75.40	76.40	75.38	Yes
d)									
e)									
f)	Jordan High School	9th - 12th	No						

Scoring Justification per Applicant

The proposed site for Highland Terrace is located within the Jordan High School attendance zone. The enclosed Muscogee County School District website generated attendance zone table confirms that the address for the proposed site is located within this district. The enclosed 2014-2016 CCRPI reports for Jordan High School confirms that Highland Terrace is located within a high school district with a three-year average CCRPI score above 72.0. Please note that additionally, the 2013-2015 CCRPI scores for Jordan High School confirm a three-year average above 72.0, as well. All supporting documents for this section can be found enclosed in tab 41QualEducArea within this application.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

**OR B.** Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>65</b>	<b>20</b>
<b>2</b>	<b>2</b>	<b>0</b>

**TOTALS:**

2  
2

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			25,090	
Min Exceeded by:	0.00%	0.00%	318.17%	0.00%

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

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

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

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

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	6,000	
Total Nbr of Jobs w/in the 2-mile radius	25,090	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	9,260	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	<b>36.91%</b>	<b>0.00%</b>

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

Columbus
Muscogee
Columbus
MSA
Urban

Scoring Justification per Applicant

The proposed site is located in Muscogee County, GA and within the Columbus MSA. The Columbus MSA is designated by DCA as an "Other MSA" and has a minimum jobs threshold of 6,000. According to the US Census Bureau's On The Map tool, within a 2 miles radius of the site, there exist a total number of jobs of 25,090. This exceeds the minimum jobs threshold for the designated Other MSA by more than 50%. All supporting documents for this section can be found enclosed in tab 42WrkrHsgNd within this application.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

<b>10</b>	<b>10</b>
<b>10</b>	<b>10</b>
<b>0</b>	
<b>0</b>	

Base Score

Deductions

Additions

Scoring Justification per Applicant

Applicant believes it should receive the full 10 points in the Compliance/Performance Section A.

DCA's Comments:

**TOTAL POSSIBLE SCORE**

**92**

<b>65</b>	<b>20</b>
	0
	0

EXCEPTIONAL NONPROFIT POINTS

INNOVATIVE PROJECT CONCEPT POINTS

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

**PART NINE - SCORING CRITERIA - 2017-049 Highland Terrace, Columbus, Muscogee County**

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

**Score  
Value**

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

**92**

<b>65</b>	<b>20</b>
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

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

## Highland Terrace

## Columbus, Muscogee County

Through meetings with the Transformation Team (Bennett Group Consulting, NeighborWorks Columbus, Truth Spring, Inc., MercyMed of Columbus, Inc., the River Valley Area Agency on Aging, Little Bit Farm, and Fox Elementary) and public engagement processes, it is apparent that the residents of the Defined Neighborhood face challenges in the form of lack of adequate housing for the elderly, lack of easy access to fresh fruits and vegetables, lack of easy access to health and wellness services, and lack of interconnectedness and fellowship. Thus, the Transformation Team's goals are to eliminate those challenges.

In pursuance of meeting the goal of overcoming the Defined Neighborhood's challenge, lack of easy access to health and wellness services, the Transformation Team has secured MOUs from three service providers. These service providers will be used to provide residents of Highland Terrace and the Defined Neighborhood with easy access to health and wellness screenings and diagnostics, along with healthcare education.

In pursuance of meeting the goal of overcoming the Defined Neighborhood's lack of interconnectedness, we have secured MOUs from two service providers. Members of the Transformation Team will set-up a farm fresh produce stand at Highland Terrace twice per month, so that residents of the Defined Neighborhood may enjoy a mini-farmer's market. It is the goal of the team to expand this from one stand to more. The positive externality of community members coming together to enjoy the produce stand, or farmer's market, coupled with additional community programs to conduce interaction with the elementary school immediately adjacent to Highland Terrace will have a significant impact on increasing the interconnectedness and fellowship of the Defined Neighborhood.

Funding for the community programs that will be implemented to improve access to health and wellness services, and interconnectedness and fellowship will be provided through the Community Improvement Fund (CID). Van Dyke and Company and NeighborWorks Columbus will donate an aggregate of \$50,000 for deposit into the CID. The CID of \$50,000 will be fully funded upon Construction Completion of Highland Terrace. The CID assets will not be comingled with other Highland Terrace or community funds, and will be managed by the Property Manager of Highland Terrace. The CID will be allocated for the full five-year commitment of the Transformation Plan. The Transformation Team projects that the CID will meet the pecuniary requirements for the Transformation Plan's community programs through the entire five-year commitment. The CID assets will be allocated as follows:

- Georgia Health Policy Center (\$25,000): Georgia Health Policy Center's public policy experts at Georgia State University will assist in the evaluation of the Healthy Housing Initiative will coincides with the Transformation Plan. The evaluation strategy will allow the Transformation Team to successfully adapt to both fiscal and physical contextual changes over the life of Highland Terrace. CID funds will be utilized for retention Georgia Health Policy Center's services.
- River Valley Area Agency on Aging (\$20,250): River Valley Area Agency on Aging plans and supervises programs and services dedicated to improving the quality of life for older adults and people with disabilities. CID funds will be utilized for the retention of River Valley Area Agency on Aging's services. Staff members from the agency will visit Highland Terrace once per month to offer these classes –
  - o Chronic Disease Self-Management;
  - o Diabetes Self-Management;
  - o Matter of Balance
- MercyMed of Columbus (\$4000): MercyMed of Columbus is a primary care provider that cares for people in all walks of life, and cares for patients with or without insurance. CID funds will be utilized for the retention of MercyMed of Columbus's services. A physician assistant from MercyMed of Columbus will visit Highland Terrace once per month to offer –
  - o blood pressure screening;
  - o diabetes and blood glucose screening; and
  - o health risk assessments.
- Little Bit Farm (\$750): Little Bit Farm will visit Highland Terrace twice per month to offer farm fresh fruits and vegetables. CID funds

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

Highland Terrace

Columbus, Muscogee County

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will be utilized for retention of Little Bit Farm's services and for the procurement of an adequate produce stand.

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

Highland Terrace

Columbus, Muscogee County



**Scoring Section 16 - Innovative Project Concept Narrative**  
Highland Terrace  
Columbus, Muscogee County



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]