

Project Narrative
Grove Gardens
Atlanta, DeKalb County

Overview and Mission

Georgia Communities, Inc. ("Georgia Communities") is a Community Housing Development Organization (CHDO) dedicated to empowering low-income individuals within its designated service area by creating meaningful linkages between affordable housing and locally-provided resources and services. Georgia Communities was formed by a committed team of professionals with extensive and successful experience in the development and ownership of affordable housing funded through housing tax credits and the HOME Investment Partnerships Program ("HOME"). Georgia Communities was selected as a CHDO Home recipient in the 2017 HOME Consent round.

The Greater Piney Grove Community Development Corporation ("The Grove CDC") was formed to transform lives within its community at the junction of East Atlanta and East Lake by providing opportunities related to housing, education and economic development. It has over a 20-year track record of successfully identifying resources and delivering programs to comprehensively address community needs, including homelessness, access to healthy food, job training, housing and education for youths with a mental illness and senior care. In partnership with the Atlanta Community Food Bank, the Grove CDC has established a model community food pantry, which serves over 5,000 individuals in need with more than 80,000 pounds of food annually.

Project Concept

Grove Gardens is a 70-unit senior (66- units will serve low income residents at 50% and 60% Income) community strategically designed by Georgia Communities and The Grove CDC to creatively leverage partnerships to catalyze widespread community transformation. In addition to addressing the critical need for affordable rental housing in the area, the community will be co-located with The Grove Farm, which is a fully functioning and USDA-designated urban farm that was created to increase access to fresh produce for low-income members of the broader community. Coupled with the food pantry adjacent to the site, which is operated by The Grove CDC, the development will aim to set a new standard for linking affordable housing and healthy food options for both senior residents and the surrounding community.

To maximize this unique opportunity for the community, Grove Gardens at East Lake, L.P. is partnering with The Metro Atlanta Urban Farm ("MAUF"), which offers extensive experience in comprehensive strategic planning for establishing and improving urban farms. As outlined in the Memorandum of Understanding an ongoing partnership with MAUF will be established, beginning with a strategic planning process whereby MAUF will lend its expertise related to farm expansion, amenities, phasing strategies, operations and community outreach. MAUF will be called upon to help identify strategies for integrating The Grove Farm with the adjacent food pantry, as well as expanding the farmer's market held at The Grove CDC's site. MAUF will also provide technical advice related to securing ongoing funding, as The Grove Farm is eligible for targeted funding programs due to its status as a federally-designated urban farm.

Also as part of this initiative, the Grove Gardens facility and surrounding grounds will be intentionally designed to enhance access to healthy produce. A community kitchen will be designed to host food preparation trainings, and the community will be physically connected to The Grove Farm with pedestrian walkways. As the community's vision is for The Grove Farm to continue to be a community-wide asset, the project team will also partner with MAUF to create a Gardening Mentoring Program designed to provide one-on-one support to youth and other seniors.

The Community Catalyst Grant Program

A defining objective for Grove Gardens is to creatively empower community-led transformation that extends far beyond the boundaries of the new housing community. To that end, Georgia Communities is creating the Community Catalyst Grant Program, whereby it will re-invest a portion of the Developer's Fee into strategic priorities identified by the community itself. As outlined in its Memorandum of Understanding with The Grove CDC, Georgia Communities will donate \$50,000 to advance community development initiatives in the area. Georgia Communities, through its CHDO, will also donate an additional \$50,000 in matching grant funds, to be available throughout the compliance period, to help spur additional investment from community partners.

The Grove CDC, in turn, will appropriately serve as the "Community Quarterback", helping to engage the community in a strategic planning process this Spring. An exciting feature of the Community Catalyst Grant Program is that it will not be limited to supporting housing initiatives; instead it will creatively leverage a new resource from the housing tax credit program to support community-wide priorities. This creative approach has garnered strong support from important community partners such as the Atlanta Community Food Bank and Chris 180 Kids, who will be invited to participate in the transformation plan process, along with the community at-large.

Organizational Capacity

Georgia Communities was formed by Paladin, Inc., a 501(c)(3), to work for the betterment of communities by initiating creative strategies to serve low income families and seniors within designated service areas in Georgia. Georgia Communities was selected in the 2016 competitive funding round as a certified CHDO for a 48-unit community Lakeview Senior Gardens in Putnam County, Georgia, which will begin construction in 2017.

Paladin, Inc. is an experienced owner / developer with over 1,300 units of safe, decent, and affordable housing financed through housing tax credits, HOME funds, and other grants. With 11 HOME Projects developed over 14 years, Paladin and the staff of Georgia Communities have a long track record of sustained success with no adverse conditions at any of our projects. Paladin has also been successfully collaborating with communities across the CHDO service area since 2010 to deliver over 250 affordable units for families and seniors. Additionally, for nearly 15 years Paladin has partnered with The Salvation Army in Atlanta to address homelessness and support drug treatment opportunities for individuals in need.

PART ONE - PROJECT INFORMATION - 2017-050 Grove Gardens, Atlanta, DeKalb 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:
2017-050

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 950,000	DCA HOME (from Consent Form) \$ 2,000,000	
II. TYPE OF APPLICATION	Competitive Round	-----> Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	
		2017PA-061	
		No	

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Phillip Ellen		Title	Executive Director	
Address	745 Ponce de Leon Terrace		Direct Line	(256) 490-4866	
City	Atlanta		Fax	(404) 935-0513	
State	GA	Zip+4	30306-3707		Cellular
Office Phone	(678) 805-7750		Ext.		
		E-mail	phillipellen@aol.com		

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

IV. PROJECT LOCATION

Project Name	Grove Gardens		Phased Project?	No	
Site Street Address (if known)	1927 Glenwood Avenue		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	1879 Glenwood Avenue SE		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 33.739657	Longitude: -84.323045	Acreage	11.4480	
City	Atlanta		9-digit Zip**	30316-2311	
Site is predominantly located:	In Unincorporated County	County	DeKalb		
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban

* If street number unknown

Legislative Districts **

If on boundary, other district:

Congressional	State Senate	State House
5	42	89

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

Political Jurisdiction

DeKalb County	Website	www.dekalbcountyga.gov		
Name of Chief Elected Official	Michael L. Thurmond	Title	CEO	
Address	1300 Commerce Drive, 6th Floor		City	Decatur
Zip+4	30033-0000	Phone	(404) 371-2881	
		Email	CEOMichaelThurmond@dekalbcountyga.gov	

V. PROJECT DESCRIPTION

A. Type of Construction:

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

PART ONE - PROJECT INFORMATION - 2017-050 Grove Gardens, Atlanta, DeKalb County

B. Mixed Use

No

C. Unit Breakdown

PBRA

Number of Low Income Units	66	0
Number of 50% Units	15	0
Number of 60% Units	51	0
Number of Unrestricted (Market) Units	4	
Total Residential Units	70	
Common Space Units	0	
Total Units	70	

D. Unit Area

Total Low Income Residential Unit Square Footage	54,200
Total Unrestricted (Market) Residential Unit Square Footage	3,200
Total Residential Unit Square Footage	57,400
Total Common Space Unit Square Footage	0
Total Square Footage from Units	57,400

E. Buildings

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

Total Common Area Square Footage from Nonresidential areas	16,000
Total Square Footage	73,400

F. Total Residential Parking Spaces

105

(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)

HFOP

If Other, specify:

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

B. Mobility Impaired

Roll-In Showers

Nbr of Units Equipped:	4
Nbr of Units Equipped:	2

% of Total Units 5.7% Required: 5%

C. Sight / Hearing Impaired

Nbr of Units Equipped:	2
------------------------	---

% 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

Yes

VIII. SET ASIDES

A. LIHTC:

Nonprofit

Yes

B. HOME:

CHDO

Yes

(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 - 2017-050 Grove Gardens, Atlanta, DeKalb 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
Phillip Ellen	Grove Gardens	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

XII. PRESERVATION

A. Subsequent Allocation

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

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

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project	<input style="width: 100%;" type="text" value="No"/>
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PART ONE - PROJECT INFORMATION - 2017-050 Grove Gardens, Atlanta, DeKalb 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?

	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
-----	--------------------------	------	---------------------------------------	---

C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

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

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

Amenities?	No	Qualification Determination?	Yes
Architectural Standards?	No	Payment and Performance Bond (HOME only)?	No
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	
HOME Consent?	Yes	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	July 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

Project was award \$2,000,000 HOME funds as a CHDO Development	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-050 Grove Gardens, Atlanta, DeKalb County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Grove Gardens, LP				Name of Principal	Phillip Ellen
745 Ponce de Leon Terrace				Title of Principal	Executive Director
Atlanta		Fed Tax ID:		Direct line	(256) 490-4866
GA	Zip+4	30306-3707	Org Type:	Cellular	(256) 490-4866
(256) 490-4866		E-mail	phillipellen@aol.com		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

Georgia Communities, Inc				Name of Principal	Phillip Ellen
745 Ponce de Leon Terrace				Title of Principal	Executive Director
Atlanta		Website		Direct line	(256) 490-4866
GA	Zip+4	30306-3707		Cellular	(256) 490-4866
(256) 490-4866		E-mail	phillipellen@aol.com		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

Affordable Equity Partners, Inc				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website		Direct line	(573) 443-2021
MO	Zip+4	65203-4905		Cellular	(573) 424-8811
(573) 443-2021		E-mail	bkimes@aepartners.com		

b. State Limited Partner

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

Affordable Equity Partners, Inc				Name of Principal	Brian Kimes
206 Peach Way				Title of Principal	Vice President
Columbia		Website		Direct line	(573) 443-2021
MO	Zip+4	65203-4905		Cellular	(573) 424-8811
(573) 443-2021		E-mail	bkimes@aepartners.com		

3. NONPROFIT SPONSOR

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

Georgia Communities, Inc.				Name of Principal	Phillip Ellen
745 Ponce de Leon Terrace				Title of Principal	Executive Director
Atlanta		Website		Direct line	(256) 490-4866
GA	Zip+4	30306-3707		Cellular	(256) 490-4866
(256) 490-4866		E-mail	phillipellen@aol.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-050 Grove Gardens, Atlanta, DeKalb County

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II. DEVELOPER(S)

A. DEVELOPER

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

Georgia Communities, Inc				Name of Principal	Phillip Ellen
745 Ponce de Leon Terrace				Title of Principal	Executive Director
Atlanta		Website		Direct line	(256) 490-4866
GA		Zip+4	30306-3707	Cellular	(256) 490-4866
(256) 490-4866		E-mail	phillipellen@aol.com		

B. CO-DEVELOPER 1

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

Paladin, Inc				Name of Principal	Phillip Ellen
745 Ponce de Leon Terrace				Title of Principal	Executive Director
Atlanta		Website		Direct line	(256) 490-4866
GA		Zip+4	30306-3707	Cellular	(256) 490-4866
(256) 490-4866		E-mail	phillipellen@aol.com		

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

Joe Collums				Name of Principal	Joe Collums
745 Ponce de Leon Terrace				Title of Principal	Consultant
Atlanta		Website		Direct line	(678) 805-7750
GA		Zip+4	30306-3707	Cellular	(678) 805-7750
(678) 805-7750		E-mail	gacommunitiesinc@gmail.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.

Fairway Construction Co., Inc				Name of Principal	Steven Hickey
206 Peach Way				Title of Principal	Director of Operations
Columbia		Website	www.fairwayconstruction.net	Direct line	(573) 443-2021
MO		Zip+4	65203-4905	Cellular	
(573) 443-2021		E-mail	shickey@fairwayconstruction.net		

C. MANAGEMENT COMPANY

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

Fairway Management, Inc.				Name of Principal	Ryan Stevens
3290 Northside Parkway, Suite 300				Title of Principal	Director of Operations
Atlanta		Website	www.fairwaymanagement.com	Direct line	(573) 443-2021
GA		Zip+4	30327-2216	Cellular	
(573) 443-2021		E-mail	rstevens@fairwaymanagement.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-050 Grove Gardens, Atlanta, DeKalb County

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D. ATTORNEY	Coleman Talley LLP			Name of Principal	Russ Henry
Office Street Address	910 North Patterson Street			Title of Principal	Partner
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 242-7562
State	GA	Zip+4	31601-4531	Cellular	
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	russ.henry@colemantalley.com		

E. ACCOUNTANT	Howe & Associates			Name of Principal	Bill Howe
Office Street Address	104 E Broadway			Title of Principal	Owner
City	Columbia	Website		Direct line	(573) 874-1040
State	MO	Zip+4	65203-4256	Cellular	
10-Digit Office Phone / Ext.	(573) 874-1040	E-mail			

F. ARCHITECT	Martin Riley Architect Associates, P.C.			Name of Principal	Mike Riley
Office Street Address	215 Church Street, Suite 200			Title of Principal	Vice President
City	Decatur	Website	www.martinriley.com	Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

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

A. LAND SELLER (If applicable)	Piney Grove East Lake, LLC	Principal	Julius Derius, Jr.	10-Digit Phone / Ext.	
Office Street Address	1879 Glenwood Avenue SE		City	Atlanta	
State	GA	Zip+4	30316-2311	E-mail	

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
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?	Yes	The General Contractor and the Federal and State Syndicator are related parties.
7. Developer and Consultant?	No	
8. Other	Yes	The Management Company and the Federal and State Syndicator are related parties.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-050 Grove Gardens, Atlanta, DeKalb County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	Yes/No	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	CHDO	0.0100%	No	
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	98.9900%	No	
State Ltd Partner		No	No	For Profit	1.0000%	No	
NonProfit Sponsor		No	No	CHDO	0.0000%	No	
Developer		No	No	CHDO	0.0000%	No	
Co-Developer 1		No	No	Nonprofit	0.0000%	No	
Co-Developer 2							
Owner Consultant							
Developer Consultant		No	No	For Profit	0.0000%	No	
Contractor		No	No	For Profit	0.0000%	No	
Managemen t Company		No	No	For Profit	0.0000%	No	
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Georgia Communities, Inc is a 501c(3) organization and co-developer with Paladin, Inc. a 501c(3) organization. Phil Ellen is the Executive Director of both organizations	
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PART THREE - SOURCES OF FUNDS - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

<input checked="" type="checkbox"/>	Yes	Tax Credits		<input type="checkbox"/>	FHA Risk Share	<input checked="" type="checkbox"/>	Yes	Georgia TCAP *
<input type="checkbox"/>		Historic Rehab Credits		<input type="checkbox"/>	FHA Insured Mortgage	<input type="checkbox"/>		USDA 515
<input type="checkbox"/>		Tax Exempt Bonds: \$	<input type="text"/>	<input type="checkbox"/>	Replacement Housing Funds	<input type="checkbox"/>		USDA 538
<input type="checkbox"/>		Taxable Bonds		<input type="checkbox"/>	McKinney-Vento Homeless	<input type="checkbox"/>		USDA PBRA
<input type="checkbox"/>		CDBG		<input type="checkbox"/>	FHLB / AHP *	<input type="checkbox"/>		Section 8 PBRA
<input type="checkbox"/>		HUD 811 Rental Assistance Demonstration (RAD)		<input type="checkbox"/>	NAHASDA	<input type="checkbox"/>		Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
<input checked="" type="checkbox"/>	Yes	DCA HOME * -- Amt \$	<input type="text" value="2,000,000"/>	<input type="checkbox"/>	Neighborhood Stabilization Program *	<input type="checkbox"/>		National Housing Trust Fund
<input type="checkbox"/>		Other HOME * -- Amt \$	<input type="text"/>	<input type="checkbox"/>	HUD CHOICE Neighborhoods	<input type="checkbox"/>	No	
		Other HOME - Source	<input type="text" value="Specify Other HOME Source here"/>					<input type="text" value="Specify Administrator of Other Funding Type here"/>

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Sterling Bank	5,229,285	5.500%	12
Mortgage B	DCA HOME Loan	2,000,000	0.000%	24
Mortgage C	DCA TCAP Funds	2,000,000	0.000%	24
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Affordable Equity Partners, Inc	1,504,496		
State Housing Credit Equity	Affordable Equity Partners, Inc	680,200		
Other Type (specify)	GP & LP Equity	110		
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		11,414,091		
Total Construction Period Costs from Development Budget:		11,414,091		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-050 Grove Gardens, Atlanta, DeKalb County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	DCA HOME Loan	2,000,000	1.000%	20	20	110,375	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	1.02% Georgia Communities, Inc	15,340	0.000%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 580,861
 DDF Percent of Cash Flow (Yrs 1-15) 2.641% 2.641%
 Cash flow covers DDF P&I? **Yes**

Financing Type	Name of Financing Entity	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant					
State, Local, or Private Grant					
Federal Housing Credit Equity	Affordable Equity Partners, Inc	7,522,480	7,600,000	-77,520.00	58%
State Housing Credit Equity	Affordable Equity Partners, Inc	3,401,000	3,325,000	76,000.00	26%
Historic Credit Equity					84%
Invstmt Earnings: T-E Bonds					
Invstmt Earnings: Taxable Bonds					
Income from Operations					
Other: GP & LP Equity		110			
Other:					
Other:					
Total Permanent Financing:		12,938,930			
Total Development Costs from Development Budget:		12,938,930			
Surplus/(Shortage) of Permanent funds to development costs:		0			

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

Please see Tab 36 of the application for the HOME Consent letter, notifying the project has been selected to receive 2017 consent for DCA HOME funding in the amount of \$2,000,000.
 The term of the loan is 20 years (240 months) and will be fully amortizing..

DCA has allocated TCAP funds to match the award of HOME funds in the 2017 funding cycle. Since DCA TCAP funds will be awarded as a matching, no-interest construction loan to recipients of DCA HOME funds, TCAP funds used in the 2017 funding cycle will follow the same rules, policies, or regulations as a DCA HOME construction loan. No TCAP funds in the 2017 funding cycle will be used for permanent loans.

PART FOUR - USES OF FUNDS - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				2,500	2,500				
Market Study				8,000	8,000				
Environmental Report(s)				37,250	37,250				
Soil Borings				10,000	10,000				
Boundary and Topographical Survey				15,000	15,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	72,750	72,750	-	-	
ACQUISITION					ACQUISITION				
Land				1,000,000				1,000,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	1,000,000	-	-	1,000,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	91,719		1,050,000	997,500			52,500	
Site Construction (Off-site)									
				Subtotal	1,050,000	-	-	52,500	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				6,239,000	6,239,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	6,239,000	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		437,340	437,340				
Builder Overhead	6.000%	437,340	6.000%	437,340	437,340				
General Requirements*	2.000%	145,780	2.000%	145,780	145,780				
	6.000%	437,340	6.000%	437,340	437,340				
*See QAP: General Requirements policy	14.000%	1,020,460	Subtotal	1,020,460	1,020,460	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs		Average TCHC:		118,706.57 per Res'l unit		118,706.57 per unit		113.21 per total sq ft	
8,309,460.00				144.76 per Res'l unit SF		144.76 per unit sq ft			
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency		5.00%		415,473	415,473				

PART FOUR - USES OF FUNDS - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	52,293	52,293			
Construction Loan Interest	245,596	245,596			
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees					
Construction Period Real Estate Tax	3,500	3,500			
Construction Insurance	12,500	12,500			
Title and Recording Fees	25,000	25,000			
Payment and Performance bonds	83,095	83,095			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	446,984	446,984	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	150,000	150,000			
Architectural Fee - Supervision	32,000	32,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	20,000	20,000			
Accessibility Inspections and Plan Review	25,000	25,000			
Construction Materials Testing	25,000	25,000			
Engineering	70,000	70,000			
Real Estate Attorney	10,000	10,000			
Accounting	15,000	15,000			
As-Built Survey	10,000	10,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	377,000	377,000	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 3,269					
Building Permits	101,614	101,614			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	57,256	57,256			
Sewer Tap Fees waived? <input type="text" value="No"/>	69,979	69,979			
Subtotal	228,849	228,849	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees	15,000				15,000
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	15,000				15,000

PART FOUR - USES OF FUNDS - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		500				500
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,500				5,500
DCA Waiver and Pre-approval Fees		1,000				1,000
LIHTC Allocation Processing Fee	76,000	76,000				76,000
LIHTC Compliance Monitoring Fee	56,000	56,000				56,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		2,700				2,700
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	141,700				141,700
		EQUITY COSTS				
Partnership Organization Fees		2,500				2,500
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	2,500				2,500
		DEVELOPER'S FEE				
Developer's Overhead	57.943%	873,348	873,348			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	42.057%	633,903	633,903			
	Subtotal	1,507,251	1,507,251	-	-	-
		START-UP AND RESERVES				
Marketing		20,000				20,000
Rent-Up Reserves	78,925	78,925				78,925
Operating Deficit Reserve:	213,037	213,038				213,038
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 857	60,000	60,000			
Other: Community Improvement Fund		50,000				50,000
	Subtotal	421,963	60,000	-	-	361,963
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		12,938,930	11,365,267	-	-	1,573,663
Average TDC Per:	Unit:	184,841.86	Square Foot:	176.28		

PART FOUR - USES OF FUNDS - 2017-050 Grove Gardens, Atlanta, DeKalb 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 <Enter detailed description here; use Comments section if needed>

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
0		0

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type: **DDA/QCT**

11,365,267	0	0
0		0
11,365,267	0	0
100.00%		
11,365,267	0	0
94.29%	94.29%	94.29%
10,715,823	0	0
9.00%		
964,424	0	0
964,424		

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

12,947,536	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):		
12,938,930				
2,000,110				
10,938,820	Funding Amount	0	Hist Desig	No

/ 10				
1,093,882	Federal		State	
1.1500	=	0.8000	+	0.3500
951,202				

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:

950,000
950,000
950,000

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

PART FOUR - USES OF FUNDS - 2017-050 Grove Gardens, Atlanta, DeKalb County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The contractor has provided a SOV outlining applicable hard costs. The SOV is included in Tab 1 of the application.

Please see Tab 1 for documentation regarding local government fees.

PART FOUR (b) - OTHER COSTS - 2017-050 - Grove Gardens - Atlanta - DeKalb, County

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

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
---	-----------------------------------	----------------------------

PRE-DEVELOPMENT COSTS

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

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

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

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

[Empty description box for Permanent Financing Fees]

Total Cost

DCA-RELATED COSTS

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

EQUITY COSTS

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

[Empty description box]

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

Community Improvement Fund

The total Development Fee budgeted includes the subtotal Developer Fee in Row 117 of the Part IV-A-Uses of Funds Tab plus the Other Line Item labeled Community Improvement Fund. This total number is restricted to 15% of the Total Development Cost less the underwritten cost of the Land, the budgeted Developer Fee, and the Builder Profit. The applicant has reduced Developer Fee by \$50,000. This line-item is shown as an expenditure dedicated to the Community Improvement Fund.

Total Cost Total Basis

OTHER COSTS

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-050 Grove Gardens, Atlanta, DeKalb County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

HUD HOME Utility Allowances - UA Pro		
January 1, 2017	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			9	10			
Cooking	Electric	X			4	6			
Hot Water	Electric	X			10	12			
Air Conditioning	Electric	X			8	11			
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			28	34			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			70	112			
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	129	185	0	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

Please see Tab 1, Item 1-2 for utility allowance documentation. The utility allowance schedule was computed by UAPro, using utility allowances in place January 1, 2017. Documentation of the location, tariff and utility allowance computation is located in Tab 1, Item 1-2.

DCA COMMENTS

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

Row House
Walkup
Elevator

Historic
Historic
Historic
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	28	42	0	0	0	70
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	14,000	27,900	0	0	41,900
0	4,200	8,100	0	0	12,300
0	18,200	36,000	0	0	54,200
0	1,400	1,800	0	0	3,200
0	19,600	37,800	0	0	57,400
0	0	0	0	0	0
0	19,600	37,800	0	0	57,400

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

10,374

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	41,927
Maintenance Salaries & Benefits	23,500
Support Services Salaries & Benefits	
Social Services	3,600
Subtotal	69,027

On-Site Office Costs

Office Supplies & Postage	2,600
Telephone	8,500
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	8,500
Healthy Housing	10,721
Subtotal	30,321

Maintenance Expenses

Contracted Repairs	
General Repairs	9,000
Grounds Maintenance	21,250
Extermination	5,500
Maintenance Supplies	2,600
Elevator Maintenance	5,260
Redecorating	1,000
Other (describe here)	
Subtotal	44,610

On-Site Security

Contracted Guard	
Electronic Alarm System	800
Subtotal	800

Professional Services

Legal	1,500
Accounting	7,500
Advertising	1,500
Other (describe here)	
Subtotal	10,500

Utilities (Avg\$/mth/unit)

Electricity	29	24,219
Natural Gas	0	
Water&Swr	27	22,500
Trash Collection		6,000
Cable TV & Internet		1,200
Subtotal		53,919

Taxes and Insurance

Real Estate Taxes (Gross)*	49,000
Insurance**	22,423
Personal Property Taxes	1,500
Subtotal	72,923

Management Fee:

33,600

516.13 Average per unit per year
43.01 Average per unit per month

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

TOTAL OPERATING EXPENSES 315,700

Average per unit 4,510.00

Total OE Required 315,000

Replacement Reserve (RR)

17,500

Proposed average RR/unit amount: 250

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	70 units x \$250 =	17,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	70	17,500

TOTAL ANNUAL EXPENSES 333,200

V. APPLICANT COMMENTS AND CLARIFICATIONS

Please see Tab 1 for documentation supporting real estate taxes and insurance calculation.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.02%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.83%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	518,676	529,050	539,631	550,423	561,432	572,660	584,113	595,796	607,712	619,866
Ancillary Income	10,374	10,581	10,793	11,008	11,229	11,453	11,682	11,916	12,154	12,397
Vacancy	(37,033)	(37,774)	(38,530)	(39,300)	(40,086)	(40,888)	(41,706)	(42,540)	(43,391)	(44,258)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(282,100)	(290,563)	(299,280)	(308,258)	(317,506)	(327,031)	(336,842)	(346,947)	(357,356)	(368,077)
Property Mgmt	(33,600)	(34,608)	(35,646)	(36,716)	(37,817)	(38,952)	(40,120)	(41,324)	(42,563)	(43,840)
Reserves	(17,500)	(18,025)	(18,566)	(19,123)	(19,696)	(20,287)	(20,896)	(21,523)	(22,168)	(22,834)
NOI	158,816	158,660	158,402	158,034	157,555	156,955	156,232	155,378	154,388	153,255
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	43,441	43,286	43,027	42,660	42,180	41,580	40,857	40,003	39,013	37,880
DCR Mortgage A	1.44	1.44	1.44	1.43	1.43	1.42	1.42	1.41	1.40	1.39
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.44	1.44	1.44	1.43	1.43	1.42	1.42	1.41	1.40	1.39
Oper Exp Coverage Ratio	1.48	1.46	1.45	1.43	1.42	1.41	1.39	1.38	1.37	1.35
Mortgage A Balance	1,909,210	1,817,508	1,724,885	1,631,331	1,536,837	1,441,394	1,344,993	1,247,622	1,149,274	1,049,938
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.02%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.83%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	632,263	644,908	657,807	670,963	684,382	698,070	712,031	726,272	740,797	755,613
Ancillary Income	12,645	12,898	13,156	13,419	13,688	13,961	14,241	14,525	14,816	15,112
Vacancy	(45,144)	(46,046)	(46,967)	(47,907)	(48,865)	(49,842)	(50,839)	(51,856)	(52,893)	(53,951)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(379,119)	(390,492)	(402,207)	(414,273)	(426,702)	(439,503)	(452,688)	(466,268)	(480,256)	(494,664)
Property Mgmt	(45,156)	(46,510)	(47,906)	(49,343)	(50,823)	(52,348)	(53,918)	(55,536)	(57,202)	(58,918)
Reserves	(23,519)	(24,224)	(24,951)	(25,699)	(26,470)	(27,264)	(28,082)	(28,925)	(29,793)	(30,686)
NOI	151,971	150,534	148,931	147,160	145,210	143,074	140,745	138,212	135,469	132,506
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	36,597	35,159	33,557	31,785	29,835	27,699	25,370	22,837	20,095	17,131
DCR Mortgage A	1.38	1.36	1.35	1.33	1.32	1.30	1.28	1.25	1.23	1.20
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.38	1.36	1.35	1.33	1.32	1.30	1.28	1.25	1.23	1.20
Oper Exp Coverage Ratio	1.34	1.33	1.31	1.30	1.29	1.28	1.26	1.25	1.24	1.23
Mortgage A Balance	949,603	848,261	745,901	642,512	538,085	432,608	326,073	218,466	109,779	0
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.02%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.83%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	770,725	786,140	801,863	817,900	834,258	850,943	867,962	885,321	903,027	921,088
Ancillary Income	15,415	15,723	16,037	16,358	16,685	17,019	17,359	17,706	18,061	18,422
Vacancy	(55,030)	(56,130)	(57,253)	(58,398)	(59,566)	(60,757)	(61,972)	(63,212)	(64,476)	(65,766)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(509,504)	(524,789)	(540,533)	(556,749)	(573,451)	(590,655)	(608,374)	(626,626)	(645,424)	(664,787)
Property Mgmt	(60,685)	(62,506)	(64,381)	(66,313)	(68,302)	(70,351)	(72,461)	(74,635)	(76,874)	(79,181)
Reserves	(31,607)	(32,555)	(33,532)	(34,538)	(35,574)	(36,641)	(37,740)	(38,873)	(40,039)	(41,240)
NOI	129,314	125,882	122,201	118,260	114,050	109,558	104,773	99,682	94,275	88,536
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	13,939	10,507	6,827	2,886	(1,325)	(5,817)	(10,602)	(15,692)	(21,100)	(26,839)
DCR Mortgage A	1.17	1.14	1.11	1.07	1.03	0.99	0.95	0.90	0.85	0.80
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.17	1.14	1.11	1.07	1.03	0.99	0.95	0.90	0.85	0.80
Oper Exp Coverage Ratio	1.21	1.20	1.19	1.18	1.17	1.16	1.15	1.13	1.12	1.11
Mortgage A Balance	(110,882)	(222,878)	(335,999)	(450,256)	(565,661)	(682,226)	(799,961)	(918,880)	(1,038,993)	(1,160,312)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.02%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.83%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	33,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	939,510	958,300	977,466	997,015	1,016,956
Ancillary Income	18,790	19,166	19,549	19,940	20,339
Vacancy	(67,081)	(68,423)	(69,791)	(71,187)	(72,611)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(684,731)	(705,273)	(726,431)	(748,224)	(770,670)
Property Mgmt	(81,556)	(84,003)	(86,523)	(89,118)	(91,792)
Reserves	(42,477)	(43,751)	(45,064)	(46,416)	(47,808)
NOI	82,455	76,016	69,206	62,011	54,413
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Cash Flow	(32,919)	(39,358)	(46,168)	(53,364)	(60,961)
DCR Mortgage A	0.75	0.69	0.63	0.56	0.49
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.75	0.69	0.63	0.56	0.49
Oper Exp Coverage Ratio	1.10	1.09	1.08	1.07	1.06
Mortgage A Balance	(1,282,851)	(1,406,620)	(1,531,633)	(1,657,901)	(1,785,439)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-050 Grove Gardens, Atlanta, DeKalb County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="5,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-1.02%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="6.83%"/>
Expense Growth Rate (3.00%)	<input type="text" value="Yes"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value="33,600"/>
Percent of Effective Gross Income	<input type="text"/>	--> If Yes, indicate actual percentage:	<input type="text"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

APPLICANT: There are no debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III).

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

1.)
2.)
3.)
4.)
5.)
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7.)
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14.)
15.)
16.)
17.)
18.)
19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

Project is feasible, viable and conforms with plan.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb 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.

	Unit Type	Nbr Units	New Construction and Acquisition/Rehabilitation		Nbr Units	Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
			Unit Cost Limit total by Unit Type			Unit Cost Limit total by Unit Type	
Detached/Semi-Detached	Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
	1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
	2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
	3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
	4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
	1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
	2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
	3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
	4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup	Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
	1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
	2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
	3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
	4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
	1 BR	1	28	157,897 x 28 units = 4,421,116	0	0	173,686 x 0 units = 0
	2 BR	2	42	203,010 x 42 units = 8,526,420	0	0	223,311 x 0 units = 0
	3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
	4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
	<i>Subtotal</i>	<i>70</i>	<i>12,947,536</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type		70	12,947,536	0	0	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

12,938,930

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

3

Project Cost Limit (PCL)

12,947,536

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:

The total development costs for the project are below the project cost limits

3 TENANCY CHARACTERISTICS

This project is designated as:

HFOP

Pass?

Threshold Justification per Applicant

DCA's Comments:

The project will target seniors age 55+.

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:

Holiday parties and semi-annual birthday parties, pot-luck dinners
Computer training
Aerobic 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.

Threshold Justification per Applicant

DCA's Comments:

The Applicant agrees to provide the above services

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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.	Novogradac & Company LLP
B.	4 to 5 months
C.	97.30%
D.	10.70%

	Project Nbr	Project Name
1	2015-062	Trinity Walk II
2	2014-055	Trinity Walk I

	Project Nbr	Project Name
3		
4		

	Project Nbr	Project Name
5		
6		

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

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

Threshold Justification per Applicant

Please see the market study in Tab 05 as evidence that the project is recommended as proposed. The overall market has an strong occupancy rate of 97.3% and the market analyst expects that the project would reach stabilized occupancy of 93% within four to five months, which equates to 17 units per month. The unit mix/rents and amenities included in the application match those in the market study.

DCA's Comments:

6 APPRAISALS

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

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

Threshold Justification per Applicant

An appraisal is not included in the application and there is not an identity of interest between the buyer and the seller.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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.	Geotechnical & Environmental Consultants, Inc.		
	B. No		
	C. Yes		
1)	Geotechnical & Environmental Consultants, Inc.		
	2) 65-75		

Roadway, Railway, Aircraft

- 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)	Yes		
2)	Yes		
a)	40.000%		
b)	No		
c)	Yes		
3)	Yes		
a)	10.000%		
b)	No		
c)	Yes		
4)	Yes		

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

1) Lead-based paint?	Yes		5) Endangered species?	No		9) Mold?	No	
2) Noise?	No		6) Historic designation?	No		10) PCB's?	No	
3) Water leaks?	No		7) Vapor intrusion?	No		11) Radon?	No	
4) Lead in water?	No		8) Asbestos-containing materials?	No				

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

No	
----	--

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

1) Eight-Step Process for Wetlands and/or Floodplains required and included?	1)	Yes	
2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?	2)	Yes	
3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?	3)	Yes	
G. If HUD approval has been previously granted, has the HUD Form 4128 been included?	G.		

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

H. The Census Tract for the property is characterized as [Choose either <i>Minority concentration</i> (50% or more minority), <i>Racially mixed</i> (25% - 49% minority), or <i>Non-minority</i> (less than 25% minority)]:	H.	Minority concentration		<<Select>>
I. List all contiguous Census Tracts:	I.	130890236.01, 130890236.02, 130890234.11, 130890238.03, 130890209.00, 130890207.00, 130890208.01, 130890208.02		
J. Is Contract Addendum included in Application?	J.	Yes		

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Geotechnical & Environmental consultants performed a Phase I Assessment in accordance with ASTM 1527-13. It was determined that a Phase II was not required. The Phase I environmental report can be found in Tab 07 of the application. Additional documentation required for a HOME application is included. The project is located in an area of minority concentration and a contract addendum is included in the application demonstrating how the projects meets HUD's standards for building in a minority concentration area.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

8 SITE CONTROL

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

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

Threshold Justification per Applicant

Site control is provided through November 30, 2017. Evidence of site control can be found in Tab 8. Grove Gardens has entered into an option to lease the property for a term of 45 years.

DCA's Comments:

9 SITE ACCESS

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

Pass?	
A. Yes	
B.	
C.	
D.	

Threshold Justification per Applicant

The site is accessible from Glenwood Avenue which is a leagly accessible paved road. Evidence of legally accessible paved roads and site entrances are noted on the site plan in Tab 15.

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) Yes	
D. Yes	
E. Yes	

Threshold Justification per Applicant

Current zoning is in place at the time of application and the site development plan and design conforms to the restrictions within the zoning class. All documents confirming zoning are in Tab 10 of the application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

11 OPERATING UTILITIES

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

- 1) Gas
- 2) Electric

Georgia Power Company

Pass?

1)		
2)	Yes	

The applicant has included a letter of availability in Tab 11 from Georgia Power Company stating that GA Power has the availability and capacity to supply electric service to the project location

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?

A1)

No	
----	--

A2)

--	--

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

- 1) Public water
- 2) Public sewer

DeKalb County
DeKalb County

B1)

Yes	
-----	--

B2)

Yes	
-----	--

Threshold Justification per Applicant

Please see Tab 12 for documentation from the water and sewer authority confirming the availability of water and sewer.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

--	--

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

A.

Agree	
-------	--

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

A1)

Room

A2)

Covered Porch

If "Other", explain here

A3)

On-site laundry

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

B.

Agree	
-------	--

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

Additional Amenities

Additional Amenities (describe in space provided below) Guidebook Met? DCA Pre-approved?

1) Exercise facility		
2) Business center / computer center		

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

3)		
4)		

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

C.

Agree	
-------	--

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

1)

Yes	
-----	--

2)

Yes	
-----	--

3)

Yes	
-----	--

4)

Yes	
-----	--

5)

Yes	
-----	--

6a)

Yes	
-----	--

6b)

--	--

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

D.

Agree	
-------	--

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

1)

Yes	
-----	--

2)

Yes	
-----	--

3a)

Yes	
-----	--

3b)

--	--

Threshold Justification per Applicant

The Applicant agrees to provide the required community and unit amenities in accordance with the DCA Amenities Guidebook.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

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

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

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

C.

Name of qualified BPI Building Analyst or equivalent professional:

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

D.

1. All immediate needs identified in the PNA.

1)

2. All application threshold and scoring requirements

2)

3. All applicable architectural and accessibility standards.

3)

4. All remediation issues identified in the Phase I Environmental Site Assessment

4)

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

E.

Threshold Justification per Applicant

N/A

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?

C.

Site Map delineates the approximate location point of each photo?

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

D.

Threshold Justification per Applicant

The Applicant has provided all the required documentation required for the site information and conceptual site development plan. Please see Tab 15 for the conceptual site plan, location/vicinity map, ground level color photos and aerial photos.

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 the energy efficiency standards of section on the scoring tab of the CORE Application to achieve an Exceptional Sustainable Building Certificate demonstrating the property will achieve the highest level of certification under Ten (10) additional points over minimum in the Enterprise Foundation Green Communities certification program.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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?

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

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

Threshold Justification per Applicant

The Applicant agrees that the project will comply with all Federal and State Accessibility laws set forth in the Accessibility Manual.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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.

A.		
----	--	--

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

B.		
1)	Yes	

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

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 Applicant believes that the project meets the Architectual Standards contained in the Application Manual for quality and longevity.

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

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

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

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

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

F. DCA Final Determination

Pass?

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

E. Certifying GP/Developer

F. << Select Designation >>

Threshold Justification per Applicant

The Certifying Entity met the experience requirements for 2016 and a pre-application was submitted. The Certified General Partner/Principial & Certified Developer were Qualified Complete. Please Tab 19 for the Qualification Determination Letter.

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.	No	
C.	Yes	

Threshold Justification per Applicant

No changes have been made.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

		Pass?	
A. Name of Qualified non-profit:	A. Georgia Communities, Inc		
B. Non-profit's Website:	B.		
C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes?	C. 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? 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity?	G. No Yes		
H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application?	H.		
I. Is 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

Bylaws have not change and previous opinion letter included

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

		Pass?	
A. Name of CHDO:	Georgia Communities, Inc	Name of CHDO Managing GP:	Georgia Communities, Inc
B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?	B. Yes		
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. Yes		
D. CHDO has been granted a DCA HOME consent?	D. Yes	DCA HOME Consent amount:	2,000,000

Threshold Justification per Applicant

Home Consent Granted

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.		

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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)	No	
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

The project is new construction and the site is currently vacant.

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 will submit plan an AFFH Plan if selected fo funding

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

Project will optimize the resources to provide needed affordable housing for seniors

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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

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

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

Score Value	Self Score	DCA Score
92	65	20
10	10	10
A.		0
B.		0

TOTALS:

1. APPLICATION COMPLETENESS

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

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

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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

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

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

TOTALS:	Score Value	Self Score	DCA Score
	92	65	20
	3	2	0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **70**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
15	
15	

Actual Percent of Residential Units:

Per Applicant	Per DCA
21.43%	0.00%
21.43%	0.00%

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

B. Deeper Targeting through New PBRA Contracts

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs:
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

Nbr of PBRA Residential Units:

--	--

3	
2	
1	

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

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..

13	0
Yes	
12	
1	

Scoring Justification per Applicant

Please see Tab 26 for a full list of desirable characteristics within a two mile distance walking/driving from the vehicular and pedestrian site entrances. There are three desirable characteristics within 0.5 miles of the pedestrian site entrance. Publix Supermarket (grocery store, 0.5 miles), Piney Grove Community Resource Center (community center, 0.2 miles) and Burgess Peterson Academy (public school, 0.4 miles) are within 0.5 miles walking along paved pedestrian walkways. Applicant believes the project is eligible for the 12 desirable points as well as the bonus desirable point.

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

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

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

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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

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

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

Score Value	Self Score	DCA Score
TOTALS:	92	65 20

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

Choose **either option 1 or 2 under A.**

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

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

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

B. Access to Public Transportation

Choose **only one option in B.**

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

MARTA Bus Route 107 has two stops along Glenwood Avenue both within 1/4 mile from the properties pedestrian site entrance. Stop (ID: 210786) to the east of the site is at the corner of Glenwood Avenue and Terry Mill Rd SE. Stop (ID: 105044) to the west is between The Greater Piney Grove Baptist Church and the Chevron gas station. Evidence of each stop and walking directions noting they are within 1/4 mile are saved in Tab 27 of the 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:

Metropolitan Atlanta Rapid Transit Authority (MARTA)	(404) 848-5000
http://www.itsmarta.com/107.aspx	
http://www.itsmarta.com/pdfs/maps/107.pdf	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	2	
---	---	--

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

Georgia Department of Natural Resources Environ

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

Geotechnical & Enviromental Consultants, Inc.

Yes/No Yes/No

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

C. Yes

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose **only one.** See scoring criteria for further requirements.

10 Pts > Min In EF Green Communities

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

Competitive Pool chosen:

Flexible

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

Date of Course

3/3/17

Phillip Ellen

Georgia Communities, Inc

Yes

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

Date of Audit

Date of Report

Yes

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

Yes

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:

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	65 20

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

--	--

Commitments for Building Certification:

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

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

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

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

C. Exceptional Sustainable Building Certification

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

C.	Yes/No	Yes/No
1.	Yes	

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.

D.	0	0
1.		
2.		
3.		

Scoring Justification per Applicant

The application includes in Tab 29 a sustainable communities certificate indicating that the project will achieve an Exceptional Sustainable Building Certificate demonstrating the property will achieve the highest level of certification under the Enterprise Foundation Green Communities certification program.

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	
--	------------	--

- Less than **< Select >** below Poverty level (see Income) Actual Percent:
- Designated Middle or Upper Income level (see Demographics) Designation: **<Select>**
- (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

--	--	--

C. Georgia Department of Public Health Stable Communities

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

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

D. Mixed-Income Developments in Stable Communities Market units: **4** Total Units: **70** Mkt Pct of Total: **5.71%**

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

DCA's Comments:

--

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	65
	10	20
	7	0
	No	
	No	
	Yes	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?			Yes	
b) Includes public input and engagement during the planning stages?			Yes	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?			Yes	
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?			Yes	
e) Discusses resources that will be utilized to implement the plan?			Yes	
f) Is included in full in the appropriate tab of the application binder?			Yes	Yes

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

<https://www.facebook.com/TheGroveCDC/>

A. Community Revitalization

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

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

i.) Enter page nbr(s) here
 ii.)

2

A.		
	Yes/No	Yes/No
i.)	N/a	
ii.)	N/a	

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

a)

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 - 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- Project is in a QCT? **Yes** Census Tract Number: **13089023700** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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TOTALS:	Score Value	Self Score	DCA Score
	92	65	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

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

CBD 1

Entity Name			Website		
Contact Name		Direct Line		Email	
				Yes/No	Yes/No

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

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

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.

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? Pages 8-11

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	Greater Piney Grove Community Development, Inc.		Website	www.thegrovecdc-atl.org	
Contact Name	Chianti Harris	Direct Line	678-409-0539	Email	charris@greaterpineygrove.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: **HFOP**

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	5.2.2017	
Org Name	DeKalb County Senior Center		Date(s) of publication of meeting notice	4.29.2017	
Website	https://www.dekalbcountyga.gov/community-development/central-senior-center		Publication(s)	On Common Ground Newspaper	
Contact Name	Hazel Gonzalez	Direct Line		Social Media	N/A
Email	hgonzalez@seniorconnectionsatl.org		Mtg Locatn	DeKalb Senior Center 1931 Candler Road, Decatur, GA 30032	
Role	Transformational partner Coordinating input into CTP planning and strategy sessions		Which Partners were present at Public Mtg 1 between Partners?		1 only

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	65
		20

ii. Transformation Partner 2	<Select Transformation Prtnr type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	5.15.2017
Org Name			Date(s) of publication of meeting notice	5.10.2017
Website			Publication(s)	Flyers at Senior Center and Piney grove Baptist Church
Contact Name	Direct Line		Social Media	N/A
Email			Mtg Locatn	DeKalb Senior Center 1931 Candler Road, Decatur, GA 30032
Role			Which Partners were present at Public Mtg 2 between Partners?	1 only
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			52
ii. Public Meetings				ii. Yes
Meeting 1 Date	5/2/17	Dates: Mtg 2	5/15/17	Mtg Notice Publication
Date(s) of publication of Meeting 1 notice	4/29/2017	Public Mtg 2 rqmt met by req'd public mtg between Transformtn Partners?		N/a
Publication(s)	On Common Ground Newspaper	Publication(s)	Flyers in Senior Center and Church	
Social Media	N/a	Social Media	N/a	
Meeting Location	Dekalb County Senior Center	Mtg Locatn	Dekalb County Senior Center	
Copy(-ies) of published notices provided in application binder?	Yes	Copy(-ies) of published notices provided in application binder?	Yes	
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:				
i. Local Population Challenge 1	The Terry Mill community must significantly increase the availability of quality affordable rental housing			
Goal for increasing residents' access	Provide 70 to 75 affordable senior rental units that are co-located with critical resources for seniors, like transportation and access to healthy food.			
Solution and Who Implements	Georgia Communities along with the Greater Piney Grove CDC work to implement a plan to bring affordable senior housing to Terry Mill area.			
Goal for catalyzing neighborhood's access	Provide 90-120 affordable family rental units that are intentionally tied in with resources helping families and young people succeed			
Solution and Who Implements	Community partners Greater Piney Grove CDC and Georgia communities will work together to identify suitable sites and funding to accomplish this outcome			
ii. Local Population Challenge 2	The community must overcome historical barriers that have prevented access to healthy, affordable food.			
Goal for increasing residents' access	Provide access to locally grown foods at The Grove Farm that are at least 10% more affordable than comparable options available in the community			
Solution and Who Implements	The Grove Farm project will partner Metro Urban Farm with the Greater Piney Grove CDC to bring affordable fresh food to the residents			
Goal for catalyzing neighborhood's access	Establish a gardening mentoring program that pairs residents of the new senior community with at-risk youth or other vulnerable populations within the community			
Solution and Who Implements	The Grove Farm project will partner Metro Urban Farm with the Greater Piney Grove CDC to implement the mentoring plan with local schools			
iii. Local Population Challenge 3	The community must secure resources that help seniors stay in their homes.			
Goal for increasing residents' access	Increase awareness of home maintenance resources and funding programs from 28% to 50% by 2018 and 75% by 2019			
Solution and Who Implements	Greater Piney Grove CDC will provide and inventory of available resources and initiate a strategy for communicating to the community			
Goal for catalyzing neighborhood's access	Provide home maintenance support, either through financing or a new volunteer program, for five homeowners by 2018 and 10 homeowners by 2019			
Solution and Who Implements	Greater Piney Grove CDC will provide and inventory of available resources and initiate a strategy for communicating to the community			
iv. Local Population Challenge 4	There is a pervasive community perception that crime is increasing and the neighborhood is becoming less safe.			
Goal for increasing residents' access	Reduce perceptions of lack of safety among residents by 10% after the first full year and 25% after two years. Increase satisfaction with police presence to 90%			
Solution and Who Implements	Greater Piney Grove CDC and Management will work with local police to establish a deeper relationship and help establish Neighborhood Watch			
Goal for catalyzing neighborhood's access	Establish a new Neighborhood Watch network with 25 members in year one (2019), 50 members in year two (2020) and 100 members in year three (2021).			
Solution and Who Implements	Greater Piney Grove CDC along with local partners facility relationships and community education			
v. Local Population Challenge 5	There is insufficient support for at-risk youths living in the Terry Mill community.			
Goal for increasing residents' access	Increase resident participation in volunteer activities for serving at-risk youths to 5% in year one of facility operations, and 10% thereafter			
Solution and Who Implements	Greater Piney Grove CDC will work to leverage their long term relationship with Crim High School to facilitate volunteers and student programs			
Goal for catalyzing neighborhood's access	Increase Alonzo Crim High School's day care resources by 20% to allow for more young mothers to continue their education			

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS: 92	65	20

Solution and Who Implements **Greater Piney Grove CDC will work to leverage their long term relationship with Crim High School to facilitate volunteers and student programs**

C. Community Investment

1. Community Improvement Fund	Amount / Balance	50,000	HFOP	4	1.	1	0
--------------------------------------	------------------	--------	-------------	---	----	---	---

Source	Georgia Communities, Inc.	Bank Name	Regions Bank
Contact	Phil Ellen	Account Name	Terry Mill Fund
Email	phillipellen@aol.com	Bank Website	www.regions.com
Bank Contact	Reed Dolihite	Contact Email	reed.dolihite@regions.com

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

Description of Use of Funds Georgia Communities, Inc. has made available dedicated funding to support initiatives prioritized by the community. These funds total \$50,000 in grant funds, with the possibility of another \$50,000 in matching funds. To fully activate these funds, The Grove CDC will immediately seek to secure matching funds to help accomplish the listed goals.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. A defining objective for Grove Gardens at East Lake is to creatively empower community-led transformation that extends far beyond the boundaries of the new housing community. To that end, Georgia Communities is creating the Community Catalyst Grant Program, whereby it will re-invest a portion of the Developer's Fee into strategic priorities identified by the community itself. As outlined in its Memorandum of Understanding with The Grove CDC (attached) Georgia Communities will donate \$50,000 to advance community development initiatives in the area. It will also donate an additional \$50,000 in matching grant funds, to be available throughout the compliance period until utilized, to help spur additional investment from community partners.

The Grove CDC, in turn, has agreed to serve as the "Community Quarterback", helping to engage the community in a strategic planning process. An exciting feature of the Community Catalyst Grant Program is that it will not be limited to supporting housing initiatives; instead it will creatively leverage a new resource from the housing tax credit program to support community-wide priorities. This creative approach has garnered strong support from important community partners such as the Atlanta Community Food Bank, Chris180 and Dekalb County elected officials.

2. Long-term Ground Lease		1	2.		
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?				Yes	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?					

3. Third-Party Capital Investment	Competitive Pool chosen: Flexible	2	3.		
--	--	---	----	--	--

Unrelated Third-Party Name		Improvement Completion Date	
Unrelated Third-Party Type	<Select unrelated 3rd party type>		

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

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

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):	12,938,930
---	---------	---------	--------------------------------	------------

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	65
	10	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

Please see Tab 31 of the Application for complete documentation regarding the Community Transformation Plan, which includes information on the Community Quarterback, the Community Transformation Plan, Meetings, the Maps, Community Engagement and information regarding the Community Improvement Fund. The Community Transformation Plan targets services and resources towards those in the most need in the Defined Neighborhood around the proposed development. As stated in the QAP, the commitment of funds for the Community Improvement Fund may be from the Applicant itself and the Applicant may reduce the Developer Fee by the amount of the Community Improvement Fund (no less than \$50,000), and show that as a line-item in the development budget.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

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

A. Phased Developments

Competitive Pool chosen:

Flexible

Phased Development?

No

0

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

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?

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

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

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

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

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

3	1.	3	
2	2.		
4	C.	0	0

C. Previous Projects (Rural Pool)

(choose 1 or 3)

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

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

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

3	1.		
1	2.		
2	3.		

Scoring Justification per Applicant

The proposed development site is in the flexible pool and is eligible for 3 points. There have been no DCA funded projects within a 1 mile radius funded in the last Five (5) DCA funding cycles.

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	65
	2	0
	Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The project meets the requirements to qualify for the 2 points in this category. The overall market occupancy is 97.4% and none of the comparable projects in the market are have occupancy rates below 90%. No economic changes have occurred in the market that would have a detrimental affect on the project. The market study does not appear to be overstated and no specific bedroom type or market segment has a caputre rate over 55%.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.		

12. EXCEPTIONAL NON-PROFIT

Georgia Communities, Inc

3

Nonprofit Setaside selection from Project Information tab:

Yes/No Yes/No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2

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

Unit Total **70**

MGP	Georgia Communitcs, Inc	0.0100%	Phillip Ellen	NPSponsr	Georgia Communities, Inc.	0.0000%	Phillip Ellen
OGP1	0	0.0000%	0	Developer	Georgia Communities, Inc	0.0000%	Phillip Ellen
OGP2	0	0.0000%	0	Co-Developer 1	Paladin, Inc	0.0000%	Phillip Ellen
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners, Inc	98.9900%	Brian Kimes	Developmt Consult	Joe Collums	0.0000%	Joe Collums
State LP	Affordable Equity Partners, Inc	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

N/A

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Score Value	Self Score	DCA Score
TOTALS:	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: < Select applicable GICH >
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

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

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

B. Designated Military Zones

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

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

City: **Atlanta** County: **DeKalb** QCT? **Yes** Census Tract #: **13089023700**

Scoring Justification per Applicant

DCA's Comments:

N/A

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

4

4	0
Yes/No	Yes/No
a) Yes	
b) Yes	
c) Yes	
d) Yes	
e) Yes	
f) Yes	

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

	Amount
a)	
b)	
c)	2,000,000
d)	
e)	
f)	
g)	
h)	
i)	
j)	
Total	2,000,000

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

12,938,930
15.4572%

0.0000%

The project received a HOME Consent letter for the 2017 Low Income Housing Tax Credit (LIHTC) Competitive Round for the amount of \$2,000,000. The award letter is included in Tab 36 of the application.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	65	20

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
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 5		6.
Total:			0

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

7
66
7
26

3	2	0
2	2	0
1.	Agree	

B. Target Population Preference

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

3	0	0
1.		
2.		

Scoring Justification per Applicant

The 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 opportunities to Persons with Disabilities and is prepared to accept the full utilization by DCA of 10% of the units. The Applicant understands the requirements of the program.

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.

<< Enter here Applicant's Narrative of how building will be reused >>

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

0
0
70
0.00%

2	0	0
2		

B. Historic

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

Nbr Historic units:
Total Units

0
70

1		
---	--	--

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	65
	65	20

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

0.00%

DCA's Comments:

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

Pre-requisites:

Agree or Y/N Agree or Y/N

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

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

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

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

Agree	
Yes	
Yes	
Yes	
Agree	

One of the other Social and Economic Factors for DeKalb County listed on the County Health Rankings website is income inequality which the website states, "Income inequality within US communities can have broad health impacts, including increased risk of mortality, poor health, and increased cardiovascular disease risks. Inequalities in a community can accentuate differences in social class and status and serve as a social stressor. Communities with greater income inequality can experience a loss of social connectedness, as well as decreases in trust, social support, and a sense of community for all residents." When discussing health issue with senior we found that the changing has resulted instability in the senior community. These social and economic factors are sometimes overlooked but have a significant affect on the elderly community.

According to the County Health Rankings & Reports, 27% of adults in DeKalb County are obese. "Obesity increases the risk for health conditions such as coronary heart disease, type 2 diabetes, cancer, hypertension, dyslipidemia, stroke, liver and gallbladder disease, sleep apnea and respiratory problems, osteoarthritis, and poor health status." (www.countyhealthrankings.com) Also 16% of DeKalb county adults are smokers. "Cigarette smoking is identified as a cause of various cancers, cardiovascular disease, and respiratory conditions, as well as low birth weight and other adverse health outcomes. Measuring the prevalence of tobacco use in the population can alert communities to potential adverse health outcomes and can be valuable for assessing the need for cessation programs or the effectiveness of existing programs." Obesity and smoking are two risk factors that education can plan a significant part helping people improve their health outcomes.

The on-site manager along with our Community Quarterback, Piney Grove CDC, will coordinate with the JenCare Senior Medical Center to provide monthly events, which focus on resident health. Events will alternate between health screening sessions and resident education. The Urban Farm at Grove Gardens with our partners at Metro Urban Farm will be helping seniors grow and cultivate fresh produce. Cooking classes will be held in the onsite kitchen to help educate the residents about healthy eating habits as well as provide social interaction. The Wellness Center within the community building will remain available for individual health screenings provided by the JenCare.

The JenCare provides many educational resources such as Health Promotion and Disease Prevention; Cardiovascular Disease statistics, risks and prevention; High Blood Pressure statistics, risks, and prevention; Diabetes risks, prevention, and care; Women's Health issues such as breast and cervical cancers and STI. The JenCare has multiple Health Educators who are available to speak to groups or set up informational tables.

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

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

a)	Agree	
b)	Yes	
c)	Yes	

2. Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Screenings for diseases, such as high blood pressure or diabetes	Monthly	<\$10
b) Assess future disease risk factors such as high cholesterol and obesity	Monthly	<\$10
c) Health Risk Assessments	Monthly	<\$10
d) Biometric Scening	Monthly	<\$10

B. Healthy Eating Initiative 2 0 0

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

	0	0
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PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS: 92	65	20

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

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

C. Healthy Activity Initiative

Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project? 2

0	0
---	---

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will: << If Agree, enter type of Healthy Activity Initiative here >>

- Be well illuminated?
- Contain an asphalt or concrete surface?
- Include benches or sitting areas throughout course of trail?
- Provide distance signage?
- Provide 1 piece of fitness equipment per every 1/8 mile of trail?
- Provide trash receptacles?
- Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?

Length of Trail miles

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

--	--

Scoring Justification per Applicant

The Applicant has entered into an Memorandum of Understanding (MOU) with JenCare Senior Medical Center for the purpose of developing and implementing a Wellness Program to encourage healthy living for low income residents of the proposed project. The Applicant has used the DeKalb County Health rankings to target needed services to the residents of Grove Gardens.

DCA's Comments:

20. QUALITY EDUCATION AREAS

Application develops a property located in the attendance zone of one or more high-performing schools as determined by the state CCRPI? 3

0	0
---	---

NOTE: 2013-2016 District / School System - from state CCRPI website:

CCRPI Data Must Be Used Tenancy HFOP

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

--	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High									
c) High									
d) Primary/Elementary									
e) Middle/Junior High									

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS:	92	65
		20

f) High

--	--	--	--	--	--

Scoring Justification per Applicant

N/A

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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21. WORKFORCE HOUSING NEED (choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

TOTALS:

Score Value	Self Score	DCA Score
92	65	20
2	0	0

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

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

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

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

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

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold		
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	0.00%	0.00%

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

Scoring Justification per Applicant

N/A

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10

10	10
10	10

Base Score

Deductions

Additions

Scoring Justification per Applicant

The Applicant was Qualified Complete April 26, 2017. Tab 19 of the application includes the Qualification Determination letter provided to the Applicant.

DCA's Comments:

TOTAL POSSIBLE SCORE

92

65	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-050 Grove Gardens, Atlanta, DeKalb County

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**Score
Value**

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

TOTALS:

92

65	20
-----------	-----------

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

11. Extended Affordability Commitment: The applicant has agreed to forgo the cancellation option for 5 years after the end of the compliance period.

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

Grove Gardens
Atlanta, DeKalb County

A defining objective for Grove Gardens at East Lake is to creatively empower community-led transformation that extends far beyond the boundaries of the new housing community. To that end, Georgia Communities is creating the Community Catalyst Grant Program, whereby it will re-invest a portion of the Developer's Fee into strategic priorities identified by the community itself. As outlined in its Memorandum of Understanding with The Grove CDC (attached) Georgia Communities will donate \$50,000 to advance community development initiatives in the area. It will also donate an additional \$50,000 in matching grant funds, to be available throughout the compliance period until utilized, to help spur additional investment from community partners.

The Grove CDC, in turn, has agreed to serve as the "Community Quarterback", helping to engage the community in a strategic planning process. An exciting feature of the Community Catalyst Grant Program is that it will not be limited to supporting housing initiatives; instead it will creatively leverage a new resource from the housing tax credit program to support community-wide priorities. This creative approach has garnered strong support from important community partners such as the Atlanta Community Food Bank, Chris180 and Dekalb County elected officials.

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

Grove Gardens
Atlanta, DeKalb County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Grove Gardens

Atlanta, DeKalb County

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

Scoring Section 16 - Innovative Project Concept Narrative

Grove Gardens

Atlanta, DeKalb County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]