

**Project Narrative**  
Townview Senior Apartments  
Cleveland, White County

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Townview Senior Apartments is a senior housing development comprised of 56 rental units. The development is to be located on the south side of Townview Drive, ½ mile south of downtown Cleveland. 14 1-bedroom apartments and 42 2-bedroom apartments will target seniors aged 55 years and above, with 12 units for up to 50% AMI and 44 units up to 60% AMI. The site will consist of a single, L-shaped building located on 7.44 acres. It will offer a multi-purpose room, arts and crafts room, fitness center, community wellness center, a covered porch, elevator, and laundry facilities. The amenity package will be enhanced by enriching services and activities.

The location enjoys close proximity to the quaint town square, grocery, health services, senior center and retail and matches well with the future plans for county development. Townview received unanimous support from the city council. The need for an additional senior community is evidenced by strong market data and driven by Paces Foundation's successful 2009 project, Whitehall Manor, which maintains 100% occupancy and has active waiting list of over 200.

The Paces Foundation is a non-profit developer of affordable housing. Throughout the organization's 25-year history, Paces has focused on rural housing and is the leader in bringing sustainable, high-quality, and affordable communities to northeast Georgia. Strong relationships with contractors, investors and management will ensure the long-term success of the project. Paces has produced 32 communities in 6 states, including LEEDS Gold, Silver and Platinum senior developments. The Paces Foundation will serve as the sole general partner for Townview Senior Services Corporation, the managing general partner for Townview Senior Apartments.

**PART ONE - PROJECT INFORMATION - 2017-051 Townview Senior Apartments, Cleveland, White 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:

**2017-051**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 585,359	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> <b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	2017PA-060
	Have any changes occurred in the project since pre-application?	No

Was this project previously submitted to the Ga Department of Community Affairs?  No  Yes. If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used:	N/A	DCA Project Nbr previously assigned	PA17-060
Has the Project Team changed?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If No, what was the DCA Qualification Determination for the Team in that review?	Other - explain in Comments

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Renée Sandell			Title	Vice President of the Developer
Address	2730 Cumberland Boulevard			Direct Line	(770) 431-9696
City	Smyrna			Fax	(770) 431-9699
State	GA	Zip+4	30080-3048	Cellular	(321) 431-3164
Office Phone	(770) 431-9696	Ext.	5	E-mail	renee@pacesfoundation.org

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

**IV. PROJECT LOCATION**

Project Name	Townview Senior Apartments			Phased Project?	No
Site Street Address (if known)	Townview Drive 100 yards west of Pine Crest Circle			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	575 S. Main Street			Scattered Site?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Site Geo Coordinates (##.#####)	Latitude: N34.58886	Longitude: W83.75893	Acreage	7.4400	
City	Cleveland	9-digit Zip**	30528-1411	Census Tract Number	9502.01
Site is predominantly located:	Within City Limits	County	White	QCT?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
In USDA Rural Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	In DCA Rural County?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Overall:	Rural

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

Congressional	State Senate	State House
9	51	10

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

**Political Jurisdiction**

Name of Chief Elected Official	Shan Ash			Title	Mayor
Address	85 South Main Street			City	Cleveland
Zip+4	30528-1301	Phone	(706) 865-2017		
Website	www.cityofclevelandga.org				
Email					

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	56	Adaptive Reuse:	<i>Non-historic</i>	0	<i>Historic</i>	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

**PART ONE - PROJECT INFORMATION - 2017-051 Townview Senior Apartments, Cleveland, White County**

**B. Mixed Use**

No

**C. Unit Breakdown**

		PBRA
Number of Low Income Units	56	0
Number of 50% Units	12	0
Number of 60% Units	44	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	56	
Common Space Units	0	
Total Units	56	

**E. Buildings**

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

**F. Total Residential Parking Spaces**

168

**D. Unit Area**

Total Low Income Residential Unit Square Footage	49,700
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	49,700
Total Common Space Unit Square Footage	0
Total Square Footage from Units	49,700

Total Common Area Square Footage from Nonresidential areas	15,903
Total Square Footage	65,603

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	Elderly	Other
% of Total Units	5.4%	Required: 5%	
% of Units for the Mobility-Impaired	66.7%	Required: 40%	
% of Total Units	3.6%	Required: 2%	

**VI. TENANCY CHARACTERISTICS**

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

HFOP

**B. Mobility Impaired**

Nbr of Units Equipped:	3
Roll-In Showers	2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	2
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**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

20% of HOME-Assisted Units at 50% of AMI No

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit	Yes
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**B. HOME:**

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

**IX. COMPETITIVE POOL**

Rural

**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 - 2017-051 Townview Senior Apartments, Cleveland, White 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
The Paces Foundation, Inc.	Townview Senior Apartments	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-051 Townview Senior Apartments, Cleveland, White County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

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

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

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

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

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

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

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

Acquisition	
Rehab	
New Construction	December 31, 2018

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

DCA letter to Paces April 25, 2017 gave "Incomplete" Qualification which is not a selection in the dropdown menu. Cells M14/P164	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-051 Townview Senior Apartments, Cleveland, White 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)

Townview Senior, LP				Name of Principal		Mark M. du Mas	
2730 Cumberland Boulevard				Title of Principal		President of the GP	
Smyrna		Fed Tax ID:		Direct line		(770) 431-9696	
GA	Zip+4	30080-3048	Org Type:	Non Profit	Cellular		
(770) 431-9696		1	E-mail				mark@pacesfoundation.org

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Townview Services Corporation (FEIN 82-1612626)				Name of Principal		Mark M. du Mas	
2730 Cumberland Boulevard				Title of Principal		President	
Smyrna		Website		Direct line		(770) 431-9696	
GA	Zip+4	30080-3048	Cellular		(404) 307-9232		
(770) 431-9696		1	E-mail				mark@pacesfoundation.org

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

RedStone Equity				Name of Principal		Darren T. Swanson	
1902 Wright Place, Cornerstone Corporate Center, 2nd Floor				Title of Principal		Senior Vice President	
Carlsbad		Website		Direct line			
CA	Zip+4	92008-1234	Cellular				
			E-mail				

**b. State Limited Partner**

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

Monarch Private Capital				Name of Principal		Robin Delmer	
Manarch Plaza, 3414 Peachtree Road, Suite 825				Title of Principal		Executive Director	
Atlanta		Website		Direct line			
GA	Zip+4	30326-1789	Cellular				
			E-mail				

**3. NONPROFIT SPONSOR**

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

The Paces Foundation, Inc.				Name of Principal		Mark M. du Mas	
2730 Cumberland Boulevard				Title of Principal		President	
Smyrna		Website		Direct line		(770) 431-9696	
GA	Zip+4	30080-3048	Cellular		(404) 307-9232		
(770) 431-9696		1	E-mail				mark@pacesfoundation.org

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-051 Townview Senior Apartments, Cleveland, White County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

The Paces Foundation, Inc.				Name of Principal	Mark M. du Mas
2730 Cumberland Boulevard				Title of Principal	President
Smyrna		Website	www.pacesfoundation.org	Direct line	(770) 431-9696
GA		Zip+4	30080-3048	Cellular	(404) 307-9232
(770) 431-9696	1	E-mail	mark@pacesfoundation.org		

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

Royal American Construction				Name of Principal	Harry Smith
1002 West 23rd Street				Title of Principal	President
Panama City		Website	www.royalamerican.com	Direct line	(850) 914-8473
FL		Zip+4	32405-6776	Cellular	(850) 596-0587
(850) 769-8981		E-mail	harry.smith@royalamerican.com		

**C. MANAGEMENT COMPANY**

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

Ledic Realty Company, LLC				Name of Principal	Terri Benskin
555 Perkins Ext., Suite 200				Title of Principal	Chief Operating Officer
Memphis		Website	www.ledic.com		
TN		Zip+4	38117-4413		
(901) 435-7720		E-mail	terri.benskin@ledic.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-051 Townview Senior Apartments, Cleveland, White County**

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<b>D. ATTORNEY</b>	Arnall Golden Gregory LLP			Name of Principal	Jeffrey C. Adams
Office Street Address	171 17th Street NW, Suite 2100			Title of Principal	Partner
City	Atlanta	Website	www.agg.com	Direct line	(404) 873-7014
State	GA	Zip+4	30363-1031	Cellular	
10-Digit Office Phone / Ext.	(404) 873-8500	E-mail	jeff.adams@agg.com		

<b>E. ACCOUNTANT</b>	Aprio			Name of Principal	Ed Deck
Office Street Address	Five Concourse Parkway, Suite 1000			Title of Principal	Partner
City	Atlanta	Website	www.aprio.com	Direct line	(404) 898-8245
State	GA	Zip+4	30328-6132	Cellular	
10-Digit Office Phone / Ext.	(404) 892-9651	E-mail	ed.deck@aprio.com		

<b>F. ARCHITECT</b>	Martin Riley Associates - Architects, P.C.			Name of Principal	Mike Riley
Office Street Address	215 Church Street			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.)**

<b>A. LAND SELLER (If applicable)</b>	Epic Days Properties, LLC & R. C.	Principal	Todd Campell	10-Digit Phone / Ext.	706-969-9639
Office Street Address	PO Box 272			City	Cleveland
State	GA	Zip+4	30528-0005	E-mail	toddhcampbell@gmail.com

**B. IDENTITY OF INTEREST**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

**C. ADDITIONAL INFORMATION**

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

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART THREE - SOURCES OF FUNDS - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

Yes	Tax Credits			FHA Risk Share		Georgia TCAP *
	Historic Rehab Credits			FHA Insured Mortgage		USDA 515
	Tax Exempt Bonds: \$			Replacement Housing Funds	Yes	USDA 538
	Taxable Bonds			McKinney-Vento Homeless		USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	<input type="text" value="Specify Other HOME Source here"/>				Specify <b>Administrator</b> of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Lancaster Pollard USDA 538	1,192,200	5.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	RedStone Equity	4,727,439		
State Housing Credit Equity	Monarch Private Capital	2,781,125		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>8,700,764</b>		
Total Construction Period Costs from Development Budget:		<b>7,830,685</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>870,079</b>		

**PART THREE - SOURCES OF FUNDS - 2017-051 Townview Senior Apartments, Cleveland, White 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)	USDA 538 - Lancaster Pollard	1,192,200	5.000%	40	40	68,985	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee							

Total Cash Flow for Years 1 - 15: 259,221  
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%  
 Cash flow covers DDF P&I?

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	RedStone Equity Partners	4,975,552					Equity Check 4,975,552
State Housing Credit Equity	Monarch Private Capital	2,926,795					+ / - 0.50
Historic Credit Equity							TC Equity % of TDC 55%
Invstmt Earnings: T-E Bonds							32%
Invstmt Earnings: Taxable Bonds							87%
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		9,094,547					
Total Development Costs from Development Budget:		9,094,550					
Surplus/(Shortage) of Permanent funds to development costs:		(3)					

\*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**

Rounding functions and other macros cause slight discrepancies in calculations showing a \$3 shortfall in Permanent Financing. Such minor deviations will be corrected once final underwriting is completed. Surplus of construction funds reflects development fees and other items offered in the equity LOI's.

**PART FOUR - USES OF FUNDS - 2017-051 Townview Senior Apartments, Cleveland, White County**

**I. DEVELOPMENT BUDGET**

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	7,500	7,500			
Market Study	4,500	4,500			
Environmental Report(s)	5,000	5,000			
Soil Borings	10,500	10,500			
Boundary and Topographical Survey	10,000	10,000			
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 >>					
<b>Subtotal</b>	<b>37,500</b>	<b>37,500</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ACQUISITION</b>					
Land	409,200				
Site Demolition					
Acquisition Legal Fees (if existing structures)					
Existing Structures					
<b>Subtotal</b>	<b>409,200</b>		<b>-</b>	<b>-</b>	<b>-</b>
<b>LAND IMPROVEMENTS</b>					
Site Construction (On-site)	Per acre: 165,054 1,228,000	1,228,000			
Site Construction (Off-site)					
<b>Subtotal</b>	<b>1,228,000</b>	<b>1,228,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>STRUCTURES</b>					
Residential Structures - New Construction	4,000,000	4,000,000			
Residential Structures - Rehab					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
<b>Subtotal</b>	<b>4,000,000</b>	<b>4,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
Builder Profit:	DCA Limit 6.000% 313,680	6.000% 313,680			
Builder Overhead	2.000% 104,560	2.000% 104,560			
General Requirements*	6.000% 313,680	6.000% 313,680			
*See QAP: General Requirements policy	14.000% 731,920	14.000% 731,920			
<b>Subtotal</b>	<b>731,920</b>	<b>731,920</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Total Construction Hard Costs</b>	<b>5,959,920.00</b>				
<b>Average TCHC:</b>	106,427.14 per Res'l unit	106,427.14 per unit	90.85 per total sq ft		
	119.92 per Res'l unit SF	119.92 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					
Construction Contingency	5.00%	297,996	297,996		

**PART FOUR - USES OF FUNDS - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest	83,011				
Construction Loan Fee		-			
Construction Loan Interest		-			
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees	10,000	10,000			
Construction Period Real Estate Tax	20,000	20,000			
Construction Insurance	35,000	35,000			
Title and Recording Fees	25,000	25,000			
Payment and Performance bonds	35,000	35,000			
Other: <u>USDA Guaranty Fee</u>	16,691	16,691			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>249,702</b>	<b>166,691</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	130,000	130,000			
Architectural Fee - Supervision	50,000	50,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	5,000	5,000			
Accessibility Inspections and Plan Review	2,000	2,000			
Construction Materials Testing	25,000	25,000			
Engineering	85,000	85,000			
Real Estate Attorney	35,000	35,000			
Accounting	15,000	15,000			
As-Built Survey	30,000	30,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>397,000</b>	<b>397,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 2,063					
Building Permits	7,500	7,500			
Impact Fees	-				
Water Tap Fees waived?	57,488	57,488			
Sewer Tap Fees waived?	50,523	50,523			
<b>Subtotal</b>	<b>115,511</b>	<b>115,511</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	35,000				
Permanent Loan Legal Fees	5,000				
Title and Recording Fees	10,000				
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>50,000</b>				<b>-</b>

**PART FOUR - USES OF FUNDS - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,500				
DCA Waiver and Pre-approval Fees		-				
LIHTC Allocation Processing Fee	46,829	46,829				
LIHTC Compliance Monitoring Fee	44,800	44,800				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	101,129				-
		<b>EQUITY COSTS</b>				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		50,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	50,000				-
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	50.000%	565,523	565,523			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	50.000%	565,523	565,523			
	<b>Subtotal</b>	1,131,046	1,131,046	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		40,000				
Rent-Up Reserves	55,685	55,685				
Operating Deficit Reserve:	145,861	145,861				
Replacement Reserve		14,000				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 714	40,000	40,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	295,546	40,000	-	-	-
		<b>OTHER COSTS</b>				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>9,094,550</b>	<b>8,145,664</b>	-	-	-
<b>Average TDC Per:</b>	<b>Unit:</b>	162,402.68	<b>Square Foot:</b>	138.63		

**PART FOUR - USES OF FUNDS - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

**Subtractions From Eligible Basis**

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

**Total Subtractions From Basis:**

**Eligible Basis Calculation**

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

Type:

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Total Basis</b>	8,145,664	0	0
<b>Less Total Subtractions From Basis (see above)</b>	0		0
<b>Total Eligible Basis</b>	8,145,664	0	0
<b>Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)</b>	DDA/QCT 130.00%		
<b>Adjusted Eligible Basis</b>	10,589,363	0	0
<b>Multiply Adjusted Eligible Basis by Applicable Fraction</b>	100.00%	100.00%	100.00%
<b>Qualified Basis</b>	10,589,363	0	0
<b>Multiply Qualified Basis by Applicable Credit Percentage</b>	9.00%		
<b>Maximum Tax Credit Amount</b>	953,043	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>953,043</b>		

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

9,096,262	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):		
9,094,550				
1,192,200				
7,902,350	Funding Amount	<input type="text" value="0"/>	Hist Desig	<input type="text" value="No"/>
/ 10				
790,235	Federal	<input type="text" value="0.8500"/>	+	State
1.3500	=	<input type="text" value="0.8500"/>		<input type="text" value="0.5000"/>
<b>585,359</b>				
585,359				
<b>585,359</b>				

**PART FOUR - USES OF FUNDS - 2017-051 Townview Senior Apartments, Cleveland, White County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Bridge loan interest is calculated from the USDA preliminary commitment interest only during construction. Construction hard costs are derived from two Paces 50 unit rural projects currently under construction in Port St. Joe and Century, Florida. Estimates have been made to site work costs according to different terrain concerns in Appalachia (Cleveland, GA) in which developer has multiple experience.

**PART FOUR (b) - OTHER COSTS - 2017-051 - Townview Senior Apartments - Cleveland - White, 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**

USDA Guaranty Fee

As indicated in the letter from Lancaster Pollard Mortgage Company, USDA charges a percentage of the loan amount as a guaranty fee estimated.

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 light blue box for description/nature of cost]

Total Cost

**DCA-RELATED COSTS**

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

[Empty light blue box for description/nature of cost]

Total Cost

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

[Empty light blue box for description/nature of cost]

Total Cost

**EQUITY COSTS**

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

[Empty light blue box for description/nature of cost]

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**

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

Total Cost  Total Basis

**OTHER COSTS**

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

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-051 Townview Senior Apartments, Cleveland, White 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

DCA Utility Allowance - Northern Region		
January 1, 2017	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			5	6			
Cooking	Electric	X			7	9			
Hot Water	Electric	X			14	19			
Air Conditioning	Electric	X			6	9			
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	X			21	27			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48			
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>94</b>	<b>118</b>	<b>0</b>	<b>0</b>

**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									
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

**DCA COMMENTS**





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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	14	42	0	0	0	56
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	7,700	31,350	0	0	39,050
0	2,100	8,550	0	0	10,650
0	9,800	39,900	0	0	49,700
0	0	0	0	0	0
0	9,800	39,900	0	0	49,700
0	0	0	0	0	0
0	9,800	39,900	0	0	49,700

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

Ancillary Income

7,056

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	35,750
Maintenance Salaries & Benefits	29,250
Support Services Salaries & Benefits	
Other (describe here)	
<b>Subtotal</b>	<b>65,000</b>

**On-Site Office Costs**

Office Supplies & Postage	4,200
Telephone	6,000
Travel	1,512
Leased Furniture / Equipment	2,788
Activities Supplies / Overhead Cost	2,000
Other (describe here)	
<b>Subtotal</b>	<b>16,500</b>

**Maintenance Expenses**

Contracted Repairs	
General Repairs	6,000
Grounds Maintenance	8,000
Extermination	6,500
Maintenance Supplies	3,000
Elevator Maintenance	3,500
Redecorating	3,000
Other (describe here)	
<b>Subtotal</b>	<b>30,000</b>

**On-Site Security**

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

**Professional Services**

Legal	4,000
Accounting	5,000
Advertising	5,000
Other (describe here)	
<b>Subtotal</b>	<b>14,000</b>

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

Electricity	24	16,000
Natural Gas	0	
Water&Swr	15	10,000
Trash Collection		3,000
Other (describe here)		
<b>Subtotal</b>		<b>29,000</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	33,792
Insurance**	17,712
Other (describe here)	
<b>Subtotal</b>	<b>51,504</b>

**Management Fee:**

	<b>16,734</b>
321.31 Average per unit per year	
26.78 Average per unit per month	

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

**TOTAL OPERATING EXPENSES 222,738**

Average per unit	3,977.46
<b>Total OE Required</b>	<b>168,000</b>

**Replacement Reserve (RR) 14,000**

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

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	56 units x \$250 =	14,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>56</b>	<b>14,000</b>

**TOTAL ANNUAL EXPENSES 236,738**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Real Estate Tax estimates were determined by utilizing the current per unit rate at our 48-unit senior community in Cleveland, plus 10%. Insurance estimates were determined in the same manner.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-051 Townview Senior Apartments, Cleveland, White 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.24%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	16,734
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	352,812	359,868	367,066	374,407	381,895	389,533	397,324	405,270	413,375	421,643
Ancillary Income	7,056	7,197	7,341	7,488	7,638	7,791	7,946	8,105	8,268	8,433
Vacancy	(25,191)	(25,695)	(26,208)	(26,733)	(27,267)	(27,813)	(28,369)	(28,936)	(29,515)	(30,105)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(206,004)	(212,184)	(218,550)	(225,106)	(231,859)	(238,815)	(245,980)	(253,359)	(260,960)	(268,788)
Property Mgmt	(16,734)	(17,069)	(17,410)	(17,758)	(18,113)	(18,476)	(18,845)	(19,222)	(19,606)	(19,999)
Reserves	(14,000)	(14,420)	(14,853)	(15,298)	(15,757)	(16,230)	(16,717)	(17,218)	(17,735)	(18,267)
NOI	97,939	97,698	97,386	97,000	96,536	95,990	95,360	94,640	93,828	92,916
Mortgage A	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	21,454	21,213	20,901	20,515	20,051	19,505	18,875	18,155	17,343	16,431
DCR Mortgage A	1.42	1.42	1.41	1.41	1.40	1.39	1.38	1.37	1.36	1.35
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.42	1.42	1.41	1.41	1.40	1.39	1.38	1.37	1.36	1.35
Oper Exp Coverage Ratio	1.41	1.40	1.39	1.38	1.36	1.35	1.34	1.33	1.31	1.30
Mortgage A Balance	1,182,607	1,172,524	1,161,924	1,150,782	1,139,070	1,126,759	1,113,818	1,100,215	1,085,917	1,070,886
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-051 Townview Senior Apartments, Cleveland, White 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.24%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	16,734
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	430,076	438,677	447,451	456,400	465,528	474,839	484,335	494,022	503,902	513,980
Ancillary Income	8,602	8,774	8,949	9,128	9,311	9,497	9,687	9,880	10,078	10,280
Vacancy	(30,707)	(31,322)	(31,948)	(32,587)	(33,239)	(33,903)	(34,582)	(35,273)	(35,979)	(36,698)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(276,852)	(285,158)	(293,712)	(302,524)	(311,600)	(320,948)	(330,576)	(340,493)	(350,708)	(361,229)
Property Mgmt	(20,398)	(20,806)	(21,223)	(21,647)	(22,080)	(22,522)	(22,972)	(23,431)	(23,900)	(24,378)
Reserves	(18,815)	(19,379)	(19,961)	(20,559)	(21,176)	(21,812)	(22,466)	(23,140)	(23,834)	(24,549)
NOI	91,905	90,786	89,556	88,211	86,744	85,151	83,427	81,565	79,560	77,406
Mortgage A	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	15,420	14,301	13,071	11,726	10,259	8,666	6,942	5,080	3,075	921
DCR Mortgage A	1.33	1.32	1.30	1.28	1.26	1.23	1.21	1.18	1.15	1.12
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.33	1.32	1.30	1.28	1.26	1.23	1.21	1.18	1.15	1.12
Oper Exp Coverage Ratio	1.29	1.28	1.27	1.26	1.24	1.23	1.22	1.21	1.20	1.19
Mortgage A Balance	1,055,087	1,038,479	1,021,021	1,002,671	983,381	963,105	941,791	919,387	895,836	871,081
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-051 Townview Senior Apartments, Cleveland, White 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.24%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	16,734
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	524,260	534,745	545,440	556,349	567,476	578,825	590,402	602,210	614,254	626,539
Ancillary Income	10,485	10,695	10,909	11,127	11,350	11,577	11,808	12,044	12,285	12,531
Vacancy	(37,432)	(38,181)	(38,944)	(39,723)	(40,518)	(41,328)	(42,155)	(42,998)	(43,858)	(44,735)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(372,066)	(383,228)	(394,725)	(406,567)	(418,764)	(431,327)	(444,266)	(457,594)	(471,322)	(485,462)
Property Mgmt	(24,866)	(25,363)	(25,870)	(26,388)	(26,915)	(27,454)	(28,003)	(28,563)	(29,134)	(29,717)
Reserves	(25,286)	(26,044)	(26,825)	(27,630)	(28,459)	(29,313)	(30,192)	(31,098)	(32,031)	(32,992)
NOI	75,095	72,624	69,984	67,168	64,170	60,980	57,594	54,001	50,194	46,164
Mortgage A	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	(1,390)	(3,861)	(6,501)	(9,317)	(12,315)	(15,505)	(18,891)	(22,484)	(26,291)	(30,321)
DCR Mortgage A	1.09	1.05	1.01	0.97	0.93	0.88	0.83	0.78	0.73	0.67
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.09	1.05	1.01	0.97	0.93	0.88	0.83	0.78	0.73	0.67
Oper Exp Coverage Ratio	1.18	1.17	1.16	1.15	1.14	1.12	1.11	1.10	1.09	1.08
Mortgage A Balance	845,059	817,706	788,953	758,729	726,959	693,564	658,460	621,560	582,772	542,000
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-051 Townview Senior Apartments, Cleveland, White 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.24%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	16,734
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	639,070	651,852	664,889	678,186	691,750
Ancillary Income	12,781	13,037	13,298	13,564	13,835
Vacancy	(45,630)	(46,542)	(47,473)	(48,423)	(49,391)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(500,026)	(515,027)	(530,477)	(546,392)	(562,783)
Property Mgmt	(30,311)	(30,917)	(31,536)	(32,166)	(32,810)
Reserves	(33,982)	(35,001)	(36,051)	(37,133)	(38,247)
NOI	41,903	37,402	32,649	27,637	22,354
Mortgage A	(68,985)	(68,985)	(68,985)	(68,985)	(68,985)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	(34,582)	(39,083)	(43,836)	(48,848)	(54,131)
DCR Mortgage A	0.61	0.54	0.47	0.40	0.32
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.61	0.54	0.47	0.40	0.32
Oper Exp Coverage Ratio	1.07	1.06	1.05	1.04	1.04
Mortgage A Balance	499,141	454,090	406,734	356,956	304,630
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-051 Townview Senior Apartments, Cleveland, White 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-2.24%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	16,734
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

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

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

Pass?

*Threshold Justification per Applicant*

Complete application and exhibits are submitted.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Row House</b>						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	0	144,909 x 0 units = 0	0	159,399 x 0 units = 0	0
2 BR	2	0	176,506 x 0 units = 0	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	14	133,769 x 14 units = 1,872,766	0	147,145 x 0 units = 0	0
2 BR	2	42	171,988 x 42 units = 7,223,496	0	189,186 x 0 units = 0	0
3 BR	3	0	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>56</i>		<i>9,096,262</i>	<i>0</i>		<i>0</i>
<b>Total Per Construction Type</b>	<b>56</b>		<b>9,096,262</b>	<b>0</b>		<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**9,094,550**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**9,096,262**

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

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**HFOP**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

**4 REQUIRED SERVICES**

Pass?

- A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. **Does Applicant agree?**
- B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:
- 1) Social & recreational programs planned & overseen by project mgr Specify: **Semi-monthly birthday parties/holiday dinners, movie nights, bingo**
  - 2) On-site enrichment classes Specify: **Arts & crafts, safety classes**
  - 3) On-site health classes Specify: **Nutrition, healthy cooking, health screening**
  - 4) Other services approved by DCA Specify:

C. For applications for rehabilitation of existing congregate supportive housing developments: Name of behavioral health agency, continuum of care or service provider for which MOU is included C.

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

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

**5 MARKET FEASIBILITY**

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

A.	Real Property Research Group	
B.	Seven Months	
C.	100.00%	
D.	34.80%	

Pass?


Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

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

*Threshold Justification per Applicant*

--

*DCA's Comments:*

--

**6 APPRAISALS**

- A. Is there an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?

Pass?

--

A.	No	
B.	No	
1)	No	
2)	No	
3)	No	
4)	No	
C.	No	
D.		
1)	No	
2)	No	
3)	No	

If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name:

--

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

*Threshold Justification per Applicant*

--

*DCA's Comments:*

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

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?

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?

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

- 1) Lead-based paint? 

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

No	
----	--
- 3) Water leaks? 

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

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

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

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

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

No	
----	--

- 9) Mold? 

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

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

No	
----	--

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

--	--

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

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

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

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

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

H. <<Select>>	<<Select>>
---------------	------------

I. List all contiguous Census Tracts:

I. <table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>		

J. Is Contract Addendum included in Application?

J. <table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>		

*Threshold Justification per Applicant*

Noise: Noise mitigation plan provided. Traffic study resource does not include construction of Cleveland Bypass expected to reroute more than 50% of traffic. Endangered Species:

DCA's Comments:

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

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

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date: 12/15/17
- 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.	Contract/Option
C.	Townview Senior LP by assignment from Paces Foundation
D.	Yes

*Threshold Justification per Applicant*

Owner Epic et al controls site through warranty deed and entered into a sales contract with Paces Fdt. which in turn assigned the contract to applicant Townview Senior, LP. Paces is the GP via wholly

*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.	No
C.	No
D.	No

*Threshold Justification per Applicant*

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

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

**11 OPERATING UTILITIES**

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

- 1) Gas
- 2) Electric

Georgia Power

Pass?

- 1)
- 2) Yes

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?  
B. Check all that are available to the site and enter provider name:  
*Threshold Justification per Applicant*

- 1) Public water
- 2) Public sewer

City of Cleveland  
City of Cleveland

Pass?

- A1)
- 2)
- B1) Yes
- 2) Yes

DCA's Comments:

**13 REQUIRED AMENITIES**

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

A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):  
1) Community area (select either community room or community building):  
2) Exterior gathering area (if "Other", explain in box provided at right):  
3) On site laundry type:

A1) 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.

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Fitness Center		
2) Arts and Crafts room		

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

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

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

Pass?

- No
- Agree

B. Agree

C. Agree

- 1) Yes
- 2) Yes
- 3) Yes
- 4) Yes
- 5) Yes
- 6a) Yes
- 6b) No
- D. Agree
- 1) Yes
- 2) Yes
- 3a) Yes
- 3b) No

*Threshold Justification per Applicant*

A3: washer dryer HOOKUPS provided in each unit.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

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

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

- A. Type of rehab (choose one):
- B. Date of Physical Needs Assessment (PNA):  
Name of consultant preparing PNA:  
Is 20-year replacement reserve study included?
- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?  
Name of qualified BPI Building Analyst or equivalent professional:
- D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced  
DCA Rehabilitation Work Scope form referenced above clearly addresses:
  1. All immediate needs identified in the PNA.
  2. All application threshold and scoring requirements
  3. All applicable architectural and accessibility standards.
  4. All remediation issues identified in the Phase I Environmental Site Assessment.
- E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

A.	<<Select>>	<<Select>>	
B.			
C.			
D.			
1)			
2)			
3)			
4)			
E.			

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

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

Pass?

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

*Threshold Justification per Applicant*

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

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

Pass?

A.	Agree	
B.	Agree	

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

**17 ACCESSIBILITY STANDARDS**

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	3	3	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team  
 The DCA qualified consultant will perform the following: Name of Accessibility Consultant **Annie Walker Bryant**
  - 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*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

1) Exterior Wall Finishes (select one)

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface

2) Major Bldg Component Materials & Upgrades (select one)

Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

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

1)   
2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

*Threshold Justification per Applicant*

*DCA's Comments:*

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

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

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

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

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

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

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Pass?

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

No	
----	--

E. Incomplete

F. << Select Designation >>

DCA Letter and required documentation for qualification is included in the application

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

**A.** Was a pre-application submitted for this Determination at the Pre-Application Stage?

**B.** If "Yes", has there been any change in the status of any project included in the CHS form?

**C.** Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

*Threshold Justification per Applicant*

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

Pass?	
A.	
B1)	
2)	
3)	
C.	

- 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*

*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*

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>58</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

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

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

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	58	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: **56**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
12	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	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:	

0.00%	0.00%
1	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

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

<b>13</b>	<b>0</b>
<b>Yes</b>	
<b>12</b>	
<b>1</b>	
<b>0</b>	

Scoring Justification per Applicant

Site is typical rural municipal infill meeting City goals and community preferences

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

<b>2</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
<b>Yes</b>	
<b>N/a</b>	
<b>N/a</b>	
<b>Yes</b>	
<b>Yes</b>	

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58 20</b>

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

White County Senior center provides on call transportation county wide as needed per availability.

DCA's Comments:

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

White County Senior Center	(706) 865-2235
www.whitecounty.net/departments/senior-center	
on call county wide	

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

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

Earth Craft House Multifamily

Rural

3	1	0
---	---	---

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

Date of Course	2/14/17	Renée Sandell	Paces Foundation, Inc.	Yes
Date of Course				

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

Yes	
N/a	

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

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

**A. Sustainable Communities Certification**

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

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

**1. EarthCraft Communities**

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

**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 - 2017-051 Townview Senior Apartments, Cleveland, White County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58 20</b>

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

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

**Commitments for Building Certification:**

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

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

**B. Sustainable Building Certification**

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

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

**C. Exceptional Sustainable Building Certification**

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

3	C.	Yes/No	Yes/No
---	----	--------	--------

**D. High Performance Building Design**

The proposed building design demonstrates:

1	D.	0	0
---	----	---	---

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

1.	Yes	
2.	Yes	
3.	N/a	

*Scoring Justification per Applicant*

Project will be earthcraft multifamily advance home energy solutions provided the energy model for the site on 5/20/17 and the report is included in the application. Scoring is failing to populate cell O112 for 1 point for D. High Performance Building Design to which Applicant is entitled.

*DCA's Comments:*

--

**7. STABLE COMMUNITIES**

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

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

**A Census Tract Demographics**

3	0	
---	---	--

& Competitive Pool chosen: **Rural**

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/):

No	
----	--

2. Less than **< Select >** below Poverty level (see Income) Actual Percent **26.03%**

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

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes").

N/a	
-----	--

**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 **B3** Per DCA **<Select>**

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

**D. Mixed-Income Developments in Stable Communities** Market units: **0** Total Units: **56** Mkt Pct of Total: **0.00%**

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

*DCA's Comments:*

--

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58</b>
	<b>10</b>	<b>20</b>
	<b>0</b>	<b>0</b>

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

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

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

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

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

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

**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.)

ii.)

2 A. 

--	--

Yes/No	Yes/No

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

a)

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
Project is in a QCT? No Census Tract Number: 9502.01 Eligible Basis Adjustment: DDA/QCT

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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	Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>58</b>	<b>20</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

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			Letter of Support included?
CBO 2 Name			Purpose:			
Community/neighborhd where partnership occurred			Website			Letter of Support included?
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? Enter page nbr(s) here

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

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

4

2.

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?

i. Transformation Partner 1	<Select Transformation Partner type>		Date of Public Meeting 1 between Partners		
Org Name			Date(s) of publication of meeting notice		
Website			Publication(s)		
Contact Name	Direct Line		Social Media		
Email			Mtg Locatn		
Role			Which Partners were present at Public Mtg 1 between Partners?		

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>58</b>	<b>20</b>

ii. Transformation Partner 2 <input type="text" value="&lt;Select Transformation Prtrn type&gt;"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>	Score Value: 92	Self Score: 58	DCA Score: 20	
Org Name <input type="text"/> Website <input type="text"/> Contact Name <input type="text"/> <input type="text" value="Direct Line"/> Email <input type="text"/> Role <input type="text"/>	Date(s) of publication of meeting notice <input type="text"/> Publication(s) <input type="text"/> Social Media <input type="text"/> Mtg Locatn <input type="text"/>	Which Partners were present at Public Mtg 2 between Partners? <input type="text"/>	Yes/No	Yes/No	Yes/No	Yes/No	
b) <i>Citizen Outreach</i> Choose either "i" or "ii" below for (b).							
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder?							
or Nbr of Respondents <input type="text"/>							
ii. Public Meetings							
Meeting 1 Date <input type="text"/>		Dates: Mtg 2 <input type="text"/> Mtg Notice Publication <input type="text"/>					
Date(s) of publication of Meeting 1 notice <input type="text"/>		Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners? <input type="text"/>					
Publication(s) <input type="text"/>		Publication(s) <input type="text"/>					
Social Media <input type="text"/>		Social Media <input type="text"/>					
Meeting Location <input type="text"/>		Mtg Locatn <input type="text"/>					
Copy(-ies) of published notices provided in application binder? <input type="text"/>		Copy(-ies) of published notices provided in application binder? <input type="text"/>					
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							
Goal for increasing residents' access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
Goal for catalyzing neighborhood's access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
ii. Local Population Challenge 2							
Goal for increasing residents' access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
Goal for catalyzing neighborhood's access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
iii. Local Population Challenge 3							
Goal for increasing residents' access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
Goal for catalyzing neighborhood's access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
iv. Local Population Challenge 4							
Goal for increasing residents' access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
Goal for catalyzing neighborhood's access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
v. Local Population Challenge 5							
Goal for increasing residents' access <input type="text"/>							
Solution and Who Implements <input type="text"/>							
Goal for catalyzing neighborhood's access <input type="text"/>							

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>58</b>	<b>20</b>

Solution and Who Implements

--

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

**HFOP**

4		
1	1.	

Source		Bank Name	
Contact	Direct Line	Account Name	
Email		Bank Website	
Bank Contact	Direct Line	Contact Email	

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

Description of Use of Funds

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

**2. Long-term Ground Lease**

1	2.	
2	3.	

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

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Rural**

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):	9,094,550
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**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>58</b>
	10	<b>20</b>
D.		
1.		
2.		

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

3	0
---	---

Competitive Pool chosen:

Rural

**A. Phased Developments**

Phased Development?

No

0

3

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

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

(choose 1 or 2)

3

B.	0	0
----	---	---

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

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

OR

3  
2

1.		
2.		

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

(choose 1 or 3)

4

C.	3	0
----	---	---

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

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

(additional point)

3  
1  
2

1.	3	
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	58	20
	2	2	0
		Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

Scoring Justification per Applicant

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	
B.		

**12. EXCEPTIONAL NON-PROFIT**

The Paces Foundation, Inc.

Nonprofit Setaside selection from Project Information tab:

Yes

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	3	
	Yes	
	Yes	
	Yes	

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

	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	56
------------	----

MGP	Townview Services Corporation (FEI)	0.0100%	Mark M. du Mas	NPSponsr	The Paces Foundation, Inc.	0.0000%	Mark M. du Mas
OGP1	0	0.0000%	0	Developer	The Paces Foundation, Inc.	0.0000%	Mark M. du Mas
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	RedStone Equity	0.0000%	Darren T. Swanson	Developmt Consult	0	0.0000%	0
State LP	Monarch Private Capital	0.0000%	Robin Delmer				

Scoring Justification per Applicant

DCA's Comments:

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	58	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: **Cleveland** County: **White** QCT? **No** Census Tract #: **9502.01**

Scoring Justification per Applicant

DCA's Comments:

B.		
----	--	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

4

<b>4</b>	<b>0</b>
Yes/No	Yes/No

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.

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

**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)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,192,200
<b>Total</b>	<b>1,192,200</b>

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

Total Qualifying Sources (TQS):

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

9,094,550	13.1089%	0.0000%
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DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58 20</b>
16. INNOVATIVE PROJECT CONCEPT	3	
Is the applicant claiming these points?	No	

**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.
<b>Total:</b>			<b>0</b>

**17. INTEGRATED SUPPORTIVE HOUSING**

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

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?  
 10% of Total Units (max): 6  
 Total Low Income Units 56  
 Min 1 BR LI Units required 6  
 1 BR LI Units Proposed 14
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?

**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%

Scoring Justification per Applicant

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

**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 >>

**B. Historic**

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

DCA's Comments:

		<b>2</b>	<b>0</b>	<b>0</b>
Historic Credit Equity:	<span style="border: 1px solid black; padding: 2px;">0</span>			
Historic adaptive reuse units:	<span style="border: 1px solid black; padding: 2px;">0</span>	2	A.	
Total Units	<span style="border: 1px solid black; padding: 2px;">56</span>			
% of Total	<span style="border: 1px solid black; padding: 2px;">0.00%</span>			
Nbr Historic units:	<span style="border: 1px solid black; padding: 2px;">0</span>	1	B.	
Total Units	<span style="border: 1px solid black; padding: 2px;">56</span>			
% of Total	<span style="border: 1px solid black; padding: 2px;">0.00%</span>			

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TOTALS:	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	<b>92</b>	<b>58</b>	<b>20</b>
	<b>3</b>	<b>3</b>	<b>0</b>

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

Pre-requisites:

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 or Y/N Agree or Y/N

Agree	
Yes	
No	
No	
Agree	

Communitycommons.org source for Community Health Needs Assessments (CHNA) has provided helpful research on local Health Indicators specific to White County's Medicare Population. While there are many data indicators to choose from; we will focus on the health concerns most prevalent, ranking the highest percentages of severity. Percentage of Medicare Beneficiaries with High Cholesterol reports 53.27%, with High Blood Pressure reports 62.32%, with Depression reports 18%; all categories ranking above the highest percentile margin. The Health and Wellness Initiatives will help to address these concerns through targeted Health Education topics and related activities to preventatively reduce these health risks.

**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

	Occurrence	Cost to Resident
a) Staff schedules with WC Department of Health onsite health assessments such as high blood pressure screening	monthly	0
b) education presentation centered on topics such as ailment prevention by Truett McConnell University nursing program	monthly	0
c) exercise classes arranged by WC Senior center	monthly	0
d) n/a	n/a	0

**B. Healthy Eating Initiative**

2      0      0

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

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

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

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

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

**REMINDEK: 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.

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58</b>
	2	20
	0	0

**C. Healthy Activity Initiative**

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail \_\_\_\_\_ miles

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

2.	
----	--

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

<b>3</b>	<b>2</b>	<b>0</b>
	Yes	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:  
 Tenancy  
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

White County- 754  
 HFOP

--	--

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	Jack P Nix	PK-5	No	95.50	93.70			94.60	Yes
b) Middle/Junior High	White County Middle School	6-8	No	77.60	78.10	73.00		76.23	Yes
c) High	White County High School	9-12	No	81.50	80.00	87.10		82.87	Yes
d) Primary/Elementary	Jack P Nix	PK-5	No						
e) Middle/Junior High	White County Middle School	6-8	No						
f) High	White County High School	9-12	No						

Scoring Justification per Applicant

No CCRPI scores are available for Jack P Nix Elementary for 2015 or 2016

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White County**

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

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>58 20</b>
	<b>2</b>	<b>0 0</b>
	<b>2</b>	
	<b>2</b>	

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
	0.00%	0.00%

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

Cleveland
White
White Co.
Non-MSA
Rural

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score

Deductions

Additions

Scoring Justification per Applicant

<b>10</b>	<b>10 10</b>
	<b>10 10</b>
	<b>0</b>
	<b>5</b>

experience for 22 properties is being submitted as a safeguard against any possible deduction for compliance claiming 5 additional points as may be needed

DCA's Comments:

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>58 20</b>
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

<b>20</b>
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**PART NINE - SCORING CRITERIA - 2017-051 Townview Senior Apartments, Cleveland, White 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
<b>TOTALS:</b>	92	58
		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.

Section 7 Stable Communities; C: DCA map indicated 1 point site inclusion but provided no corresponding A,B, or C designation so B was selected to autofill the entitled 1 point.

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

Townview Senior Apartments

Cleveland, White County

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

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

Townview Senior Apartments  
Cleveland, White County

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

Townview Senior Apartments

Cleveland, White County

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



**Scoring Section 16 - Innovative Project Concept Narrative**

Townview Senior Apartments

Cleveland, White 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]