

**Project Narrative**  
**240 Atlanta Street Development Phase 3**  
**Gainesville, Hall County**

**Description of Proposed Project****X) Overview**

240 Atlanta Street Development is a 10-acre mixed-use and master planned community developed and built by Walton Communities, LLC in association with the Gainesville Housing Corporation. The community will consist of multiple phases of both senior and family apartments. 240 Atlanta Street Development Phase 3 will include 78 units. The mission of the developer in the creation of 240 Atlanta Street Development is to utilize the support of civic organizations, governmental authorities and residential neighbors in providing neighborhoods that matter in a mixed income and multi-generational housing environment with first-class amenities in an aesthetically superior combination of land planning, architectural elements and landscaping.

**X) General Description**

240 Atlanta Street Development Phase 3 will be developed, built and managed through the joint efforts of Walton Communities and the Gainesville Housing Corporation. This development will consist of 78 one-, two-, and three-bedroom units displaying exceptional interior appointments with the highest quality elevations. The community will be developed and constructed with low-income tax credits allocated by the Georgia Department of Community Affairs. As such, the affordable units serve moderate-income families earning 60% or less of the area median income. The community will serve a workforce market and as such, these residents will derive a great value from the kid's clubs programs. These activities are specially planned with different age groups in mind and will include educational and enrichment programs, field trips and mentoring opportunities. The community will also serve the adult residents by sponsoring programs such as Moms & Tots and the Single Parents Night Out. Family outings to local cultural activities will be encouraged through the reimbursement of 90% of the costs. Additionally, other field trips and social functions are sponsored throughout the year. Many of these residents will use these functions as their primary opportunity for social interaction. Floorplans at 240 Atlanta Street Development Phase 3 will include spacious one-, two-, and three-bedroom homes with a host of elegant interior features such as crown molding, 9-ft. ceilings, Whirlpool appliances with self-cleaning ovens, separate laundry rooms with pantry shelving and convenient raised vanities in the baths. Each home will be pre-wired for home office technology with high-speed internet and fax capabilities.

**X) Architectural and Landscaping****Architectural Design**

The project will be designed in an architectural style consistent with the community of Gainesville, utilizing features which are present in neighboring properties. These include the use of brick and hardi exteriors, standing seam metal roof accents, and attractive decks and patios with enlarged columns. Construction materials will include hardi siding in a neutral palette, accented with brick and masonry. Tilt-out insulated aluminum windows will provide an attractive exterior appearance as well as excellent energy efficiency. All ground floor units will be accessible and adaptable in accordance with Federal, State, Local and DCA policies. Several apartment units will be handicap accessible and as such will be fitted with all appropriate handicap features as required by local and federal building codes and some will have features specifically designed for those with audio &/or visual impairments.

**Landscaping and Site Design**

Walton Communities places great emphasis on landscaping to provide walkable streetscapes, mature trees and shrubs, colorful seasonal, annual, and perennial beds and impressive community entrances. 240 Atlanta Street Development will continue this tradition by insuring that all planted areas contain landscape materials of high-quality and above-average size. All trees will be a minimum caliper size of 2" in diameter and shrubs shall have a minimum height of 24". Ground covers shall be a minimum size of 1 gallon and placed a minimum of 18" on center. Areas of central focal point will include street trees, sodded lawns, seasonal planting beds and attractive fencing. High-end entry signage will be comparable to other Walton communities.

**Unit Mix****Unit Mix for 240 Atlanta Street Development Phase 3**

Floor Plan	Beds	Bath	#Units	Sq Ft
A1	1	1	7	748
B1	2	2	51	1,000
C1	3	2	20	1,250

**X) Standard Site Amenities**

1. Community Room
2. Covered Porch Located in a central area
3. On-site laundry with a minimum of 4 washers and 4 dryers
4. Washer / Dryer Hookups in each unit

**X) Additional Site Amenities**

1. Equipped Playground
2. Furnished Arts & Craft /Activity Center
3. Wellness Center

**X) Unit Amenities**

1. HVAC Systems
2. Energy Star Refrigerators
3. Energy Star Dishwasher
4. Stoves
5. Microwaves
6. Powder-based stovetop fire suppression canisters installed above the range cook top

**PART ONE - PROJECT INFORMATION - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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:

**2017-059**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) <span style="float: right;">\$ 878,000</span>	DCA HOME (from Consent Form) <span style="float: right;">\$ -</span>
II. TYPE OF APPLICATION	Competitive Round	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application? <span style="float: right;">2017PA-063</span>
		No

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

Project Name previously used:  DCA Project Nbr previously assigned

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	David K Loeffel		Title	Principal - Affordable Housing Inv	
Address	2181 Newmarket Parkway		Direct Line	(404) 969-5367	
City	Marietta		Fax	(678) 303-4111	
State	GA	Zip+4	30067-8770		Cellular
Office Phone	(678) 303-4100		Ext.	4727	E-mail
(Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)					
E-mail: dloeffel@waltoncommunities.com					

**IV. PROJECT LOCATION**

Project Name	240 Atlanta Street Development Phase 3		Phased Project?	Yes- w/Master Plan	
Site Street Address (if known)	240 Atlanta Street		DCA Project Nbr of previous phase:	2015-046	
Nearest Physical Street Address *	240 Atlanta Street		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 34.294285	Longitude: -83.820293	Acreage	5.4980	
City	Gainesville		Census Tract Number	23580-13-139-0012.01	
Site is predominantly located:	Within City Limits	County	Hall	QCT?	Yes
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban
	Congressional	State Senate	State House	HUD SA:	MSA
	9	49	29		Gainesville

\* If street number unknown

Legislative Districts \*\* 9 49 29

If on boundary, other district:

Political Jurisdiction	City of Gainesville, Georgia		Website	http://www.gainesville.org/city-council	
Name of Chief Elected Official	Danny Dunagan	Title	Mayor	City	Gainesville
Address	300 Henry Ward Way, Suite 303		Email	citycouncil@gainesville.org	
Zip+4	30501-3573	Phone	(770) 718-7877		

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	78	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				



**PART ONE - PROJECT INFORMATION - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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
1 L. Barry Teague	15th Street Development Phase 3	Direct	7 Ben Teague	15th Street Development Phase 3	Direct
2 Lynda T. Ausburn	15th Street Development Phase 3	Direct	8 Matthew L. Teague	15th Street Development Phase 3	Direct
3 W. David Knight	15th Street Development Phase 3	Direct	9		
4 Keith A. Davidson	15th Street Development Phase 3	Direct	10		
5 Thomas L. Wilkes	15th Street Development Phase 3	Direct	11		
6 David K. Loeffel	15th Street Development Phase 3	Direct	12		

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

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

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

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 - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		Yes
Number of Public Housing Units reserved and rented to public housing tenants:		13
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	0%
	Households on Waiting List:	0%
Local PHA	The Housing Authority of the City of Gainesville, Georgia	
Street Address	750 Pearl Nix Parkway	
City	Gainesville	Zip+4: 30501-4534
Area Code / Phone	(770) 536-1294	Email: bbrown@gainesvillehousing.org
Contact	Beth Brown	
Direct line	(770) 536-1294	
Cellular		

**B. Existing properties: currently an Extension of Cancellation Option?**  No If yes, expiration year:  Nbr yrs to forgo cancellation option:

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

**C. Is there a Tenant Ownership Plan?**  No

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

If Yes ----->: Total Existing Units   
 Number Occupied   
 % Existing Occupied

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

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

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

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	December 31, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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)

240 Atlanta Street Phase 3, L.P.				Name of Principal	Beth Brown
750 Pearl Nix Parkway				Title of Principal	Executive Director
Gainesville		Fed Tax ID:		Direct line	(770) 536-1294
GA	Zip+4	30501-8528	Org Type:	Joint Venture	Cellular
(770) 536-1294		E-mail	bbrown@gainesvillehousing.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.

240 Atlanta Street Phase 3 GP, LLC				Name of Principal	Beth Brown
750 Pearl Nix Parkway				Title of Principal	ED of NonProfit Sponsor
Gainesville		Website	www.gainesvillehousing.org	Direct line	(770) 536-1294
GA	Zip+4	30501-8528		Cellular	
(770) 536-1294		E-mail	bbrown@gainesvillehousing.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.

Wells Fargo Community Lending and Investment				Name of Principal	Rick Davis
301 South College Street				Title of Principal	Senior Vice President
Charlotte		Website	www.WellsFargo.com	Direct line	(704) 383-9705
NC	Zip+4	28288-5640		Cellular	
(704) 383-9705		E-mail	rick.davis@wellsfargo.com		

**b. State Limited Partner**

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

Wells Fargo Community Lending and Investment				Name of Principal	Rick Davis
301 South College Street				Title of Principal	Senior Vice President
Charlotte		Website	www.WellsFargo.com	Direct line	(704) 383-9705
NC	Zip+4	28288-5640		Cellular	
(704) 383-9705		E-mail	rick.davis@wellsfargo.com		

**3. NONPROFIT SPONSOR**

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

Gainesville Housing Corporation				Name of Principal	Beth Brown
750 Pearl Nix Parkway				Title of Principal	Executive Director
Gainesville		Website	www.gainesvillehousing.org	Direct line	(770) 536-1294
GA	Zip+4	30501-8528		Cellular	
(770) 536-1294		E-mail	bbrown@gainesvillehousing.org		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Gainesville Housing Corporation				Name of Principal	Beth Brown
750 Pearl Nix Parkway				Title of Principal	Executive Director
Gainesville		Website	www.gainesvillehousing.org	Direct line	(770) 536-1294
NC		Zip+4	30501-8528	Cellular	
(770) 536-1294		E-mail	bbrown@gainesvillehousing.org		

**B. CO-DEVELOPER 1**

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

KDTA Development, Inc.				Name of Principal	Keith A. Davidson
2181 Newmarket Parkway				Title of Principal	Co-Manager
Marietta		Website	www.WaltonCommunities.com	Direct line	(678) 303-4135
GA		Zip+4	30067-8770	Cellular	
(678) 303-4100		E-mail	kdavidson@waltoncommunities.com		

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

				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.

Walton Construction Services, L.P.				Name of Principal	Mark Stovall
6640 Akers Mill Road, Building 1700				Title of Principal	President
Atlanta		Website	www.WCSATL.com	Direct line	(770) 272-9256
GA		Zip+4	30339-2715	Cellular	
(770) 272-9256		E-mail	mstovall@wcsatl.com		

**C. MANAGEMENT COMPANY**

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

Walton Communities, LLC				Name of Principal	Keith A. Davidson
2181 Newmarket Parkway				Title of Principal	Co-Manager
Marietta		Website	www.WaltonCommunities.com	Direct line	(678) 303-4135
GA		Zip+4	30067-8770	Cellular	
(678) 303-4100		E-mail	kdavidson@waltoncommunities.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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<b>D. ATTORNEY</b>	Arnall Golden Gergory LLP			Name of Principal	Jeff Adams
Office Street Address	171 17th Street			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) 873-7014	E-mail	jeffrey.adams@agg.com		

<b>E. ACCOUNTANT</b>	Novogradac & Company LLP			Name of Principal	Tabitha Jones
Office Street Address	2325 Lakeview Parkway, Suite 450			Title of Principal	Principal
City	Alpharetta	Website	www.Novoco.com	Direct line	(678) 867-2333
State	GA	Zip+4	30009-7941	Cellular	
10-Digit Office Phone / Ext.	(678) 867-2333	E-mail	tabitha.jones@novoco.com		

<b>F. ARCHITECT</b>	Arrive Architecture Group (fka Gailer Tolson French)			Name of Principal	Marc Tolson
Office Street Address	2344 Highway 121, Suite 100			Title of Principal	Owner
City	Bedford	Website	http://arriveag.com	Direct line	(817) 514-0584
State	TX	Zip+4	76021-5987	Cellular	
10-Digit Office Phone / Ext.	(817) 514-0584	E-mail	marc@arriveag.com		

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

<b>A. LAND SELLER</b> (If applicable)	Gainesville Housing as lessor	Principal	Beth Brown	10-Digit Phone / Ext.	7705361294
Office Street Address	750 Pearl Nix Parkway			City	Gainesville
State	GA	Zip+4	30501-8528	E-mail	bbrown@gainesvillehousing.org

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	The Co-Developer, KDTA Development, Inc., is co-managed by Keith A. Davidson, who is a principal in Walton Construction Services, LP. In addition, David Knight is a principal in both entities.
2. Buyer and Seller of Land/Property?	Yes	The Gainesville Housing Authority Member of the GP entity has the same board and executive director asf the Housing Authority lessor.
3. Owner and Contractor?	Yes	The minority member of the GP will 240 Atlanta Street Phase 3 Walton GP, LLC and is managed by Keith A. Davidson, who is a partner in Walton Construction Services. Additionally, David Knight is principal in both entities.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Keith A. Davidson and David Knight are principals in the Management Company, Co-Developer and Contractor

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

**C. ADDITIONAL INFORMATION**

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

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

The NonProfit Sponsor will be a 51% part of the General Partner entity. As such, the NonProfit Sponsor will have ownership. For the purposes of the chart above we are putting 0% ownership for the NonProfit Sponsor to avoid double counting ownership which would result in the total ownership exceeding 100%.All identity of interest is noted in section IV.B.

**PART THREE - SOURCES OF FUNDS - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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: \$		Yes	Replacement Housing Funds		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: 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	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	Wells Fargo	750,000	5.000%	24
Mortgage B	Gainesville Housing (RHF)	750,000	0.000%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Wells Fargo	6,287,700		
State Housing Credit Equity	Wells Fargo	3,506,178		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>11,293,878</b>		
Total Construction Period Costs from Development Budget:		<b>11,293,878</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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)	Wells Fargo	750,000	5.000%	18	30	48,314	Amortizing
Mortgage B (Lien Position 2)	Gainesville Housing (RHF)	750,000	0.000%	18			Cash Flow
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	5.04% GHC / KDTA	87,670	0.000%	10	10		Cash Flow

Total Cash Flow for Years 1 - 15: 456,583  
 DDF Percent of Cash Flow (Yrs 1-15) **19.201%** 19.201%  
 Cash flow covers DDF P&I? **Yes**

			Equity Check	+ / -	TC Equity
Federal Grant					
State, Local, or Private Grant					
Federal Housing Credit Equity	Wells Fargo	7,902,000	7,902,000	0.00	% of TDC
State Housing Credit Equity	Wells Fargo	4,390,000	4,390,000	0.00	57%
Historic Credit Equity					32%
Invstmt Earnings: T-E Bonds					89%
Invstmt Earnings: Taxable Bonds					
Income from Operations					
Other:					
Other:					
Other:					
Total Permanent Financing:		<b>13,879,670</b>			
Total Development Costs from Development Budget:		<b>13,879,670</b>			
Surplus/(Shortage) of Permanent funds to development costs:		<b>0</b>			

\*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**

This project will be funded in part by a loan from an Instrumentality of the Housing Authority using RHF funds and in part through a nominal lease from the housing authority.

**PART FOUR - USES OF FUNDS - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

**I. DEVELOPMENT BUDGET**

			<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
<b>PRE-DEVELOPMENT COSTS</b>							
Property Appraisal			5,500	5,500			
Market Study			11,000	11,000			
Environmental Report(s)			17,000	17,000			
Soil Borings			3,500	3,500			
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>47,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ACQUISITION</b>							
Land							
Site Demolition							
Acquisition Legal Fees (if existing structures)							
Existing Structures							
			<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LAND IMPROVEMENTS</b>							
Site Construction (On-site)	Per acre:	127,319	700,000	450,000			250,000
Site Construction (Off-site)							
			<b>Subtotal</b>	<b>450,000</b>	<b>-</b>	<b>-</b>	<b>250,000</b>
<b>STRUCTURES</b>							
Residential Structures - New Construction			7,900,000	7,900,000			
Residential Structures - Rehab							
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr			250,000	250,000			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab							
			<b>Subtotal</b>	<b>8,150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>							
	<b>DCA Limit</b>	<b>14.000%</b>					
Builder Profit:	6.000%	531,000	531,000	531,000			
Builder Overhead	2.000%	177,000	177,000	177,000			
General Requirements*	6.000%	531,000	531,000	531,000			
*See QAP: General Requirements policy	14.000%	1,239,000	1,239,000	1,239,000			
			<b>Subtotal</b>	<b>1,239,000</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>10,089,000.00</b>				
<b>Average TCHC:</b>		129,346.15 per Res'l unit		129,346.15 per unit		117.99 per total sq ft	
		120.39 per Res'l unit SF		120.39 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>							
Construction Contingency	4.46%		450,000	450,000			

**PART FOUR - USES OF FUNDS - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	15,000	5,000			10,000
Construction Loan Interest					
Construction Legal Fees	40,000	13,333			26,667
Construction Period Inspection Fees	12,000	4,000			8,000
Construction Period Real Estate Tax					
Construction Insurance	45,000	15,000			30,000
Title and Recording Fees	25,000	8,333			16,667
Payment and Performance bonds					
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>137,000</b>	<b>45,667</b>	<b>-</b>	<b>-</b>	<b>91,333</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	220,000	220,000			
Architectural Fee - Supervision	20,000	20,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	25,000	25,000			
Accessibility Inspections and Plan Review	8,000	8,000			
Construction Materials Testing	8,000	8,000			
Engineering	45,000	45,000			
Real Estate Attorney	30,000	30,000			
Accounting	30,000	30,000			
As-Built Survey	12,000	12,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>418,000</b>	<b>418,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 1,700					
Building Permits	-	-			
Impact Fees	124,938	124,938			
Water Tap Fees waived? <input type="text" value="No"/>	5,000	5,000			
Sewer Tap Fees waived? <input type="text" value="No"/>	2,700	2,700			
<b>Subtotal</b>	<b>132,638</b>	<b>132,638</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	7,500				7,500
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>7,500</b>				<b>7,500</b>

**PART FOUR - USES OF FUNDS - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		2,500				2,500
LIHTC Allocation Processing Fee	70,240	70,240				70,240
LIHTC Compliance Monitoring Fee	31,200	62,400				62,400
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		3,000				3,000
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	144,640				144,640
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		98,000				98,000
Tax Credit Legal Opinion		7,500				7,500
Syndicator Legal Fees		45,000				45,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	150,500				150,500
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	20.000%	348,000	348,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,392,000	1,392,000			
	<b>Subtotal</b>	1,740,000	1,740,000	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		40,000				40,000
Rent-Up Reserves	98,896	98,896				98,896
Operating Deficit Reserve:	244,496	244,496				244,496
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 2,308	180,000	180,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	563,392	180,000	-	-	383,392
		<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>13,879,670</b>	<b>12,852,305</b>	-	-	<b>1,027,365</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	177,944.49	<b>Square Foot:</b>	162.32		

**PART FOUR - USES OF FUNDS - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

**Subtractions From Eligible Basis**

	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 <Enter detailed description here; use Comments section if needed>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>

**Eligible Basis Calculation**

Total Basis	12,852,305	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	12,852,305	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	16,707,996	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	65.51%	65.51%	65.51%
Qualified Basis	10,945,931	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	985,134	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>985,134</b>		

Type: DDA/QCT

**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**

14,294,131	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	
13,879,670					
1,500,000					
12,379,670					
/ 10					
1,237,967					
1.4000	=	Federal	0.9000	+	State
884,262					0.5000
884,262					
878,000					
878,000					

PART FOUR - USES OF FUNDS - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

\* To all applicants: in addition to your other comments, please provide methodology for determining applicable construction hard costs.

Construction cost has been estimated based on the most recent projects that we have developed of similar construction type.

Local government fees are provided as an estimate from our construction company and can be found in tab 1.

The compliance monitoring fee is set at \$800 per unit. The spreadsheet seems to be calculating another amount, but we believe \$800 per unit is consistent with the QAP.

Equity Cost:  
Partnership and Organization Fees include the legal cost incurred by the GP entity and the non-profit.

**PART FOUR (b) - OTHER COSTS - 2017-059 - 240 Atlanta Street Development Phase 3 - Gainesville - Hall, County**

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

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

**EQUITY COSTS**

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

[Empty description box for Equity Costs]

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 - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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 Issued Utility Allowances (Northern Region)		
January 1, 2017	Structure	3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	X			5	6	9		
Cooking	Electric	X			7	9	12		
Hot Water	Electric	X			14	19	24		
Air Conditioning	Electric	X			6	9	12		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X			21	27	33		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48	59		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>94</b>	<b>118</b>	<b>149</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	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**

Utilities are based on DCA UA schedule as the PHA has no section 8 program.

**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	7	51	20	0	78	
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	750	27,300	11,250	0	39,300
0	4,500	7,350	3,750	0	15,600
0	5,250	34,650	15,000	0	54,900
0	0	18,900	10,000	0	28,900
0	5,250	53,550	25,000	0	83,800
0	0	0	0	0	0
0	5,250	53,550	25,000	0	83,800

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

Ancillary Income

10,648

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	46,800	48,204	49,650	51,140	52,674	54,254	55,882	57,558	59,285	61,063
Other:										
Total OI in Mgt Fee	46,800	48,204	49,650	51,140	52,674	54,254	55,882	57,558	59,285	61,063

**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	62,895	64,782	66,726	68,727	70,789	72,913	75,100	77,353	79,674	82,064
Other:										
Total OI in Mgt Fee	62,895	64,782	66,726	68,727	70,789	72,913	75,100	77,353	79,674	82,064

**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	84,526	87,062	89,674	92,364	95,135	97,989	100,928	103,956	107,075	110,287
Other:										
Total OI in Mgt Fee	84,526	87,062	89,674	92,364	95,135	97,989	100,928	103,956	107,075	110,287

**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	113,596	117,004	120,514	124,129	127,853
Other:					
Total OI in Mgt Fee	113,596	117,004	120,514	124,129	127,853

**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	85,000
Maintenance Salaries & Benefits	45,000
Support Services Salaries & Benefits	35,000
Other (describe here)	
<b>Subtotal</b>	<b>165,000</b>

**On-Site Office Costs**

Office Supplies & Postage	8,500
Telephone	4,500
Travel	3,000
Leased Furniture / Equipment	2,000
Activities Supplies / Overhead Cost	5,500
Other (describe here)	
<b>Subtotal</b>	<b>23,500</b>

**Maintenance Expenses**

Contracted Repairs	16,000
General Repairs	16,000
Grounds Maintenance	16,000
Extermination	4,000
Maintenance Supplies	9,000
Elevator Maintenance	5,000
Redecorating	15,000
Other (describe here)	
<b>Subtotal</b>	<b>81,000</b>

**On-Site Security**

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

**Professional Services**

Legal	9,000
Accounting	15,000
Advertising	12,000
Other (describe here)	
<b>Subtotal</b>	<b>36,000</b>

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

Electricity	26	24,500
Natural Gas	0	0
Water&Swr	11	10,000
Trash Collection		6,000
Other (describe here)		
<b>Subtotal</b>		<b>40,500</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	6,523
Insurance**	15,471
Other (describe here)	
<b>Subtotal</b>	<b>21,994</b>

**Management Fee:**

**27,591**

380.36 Average per unit per year  
31.70 Average per unit per month

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

**TOTAL OPERATING EXPENSES 395,585**

Average per unit 5,071.60

Total OE Required 312,000

**Replacement Reserve (RR)**

**19,500**

Proposed average RR/unit amount: 250

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	78 units x \$250 =	19,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>78</b>	<b>19,500</b>

**TOTAL ANNUAL EXPENSES**

**415,085**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

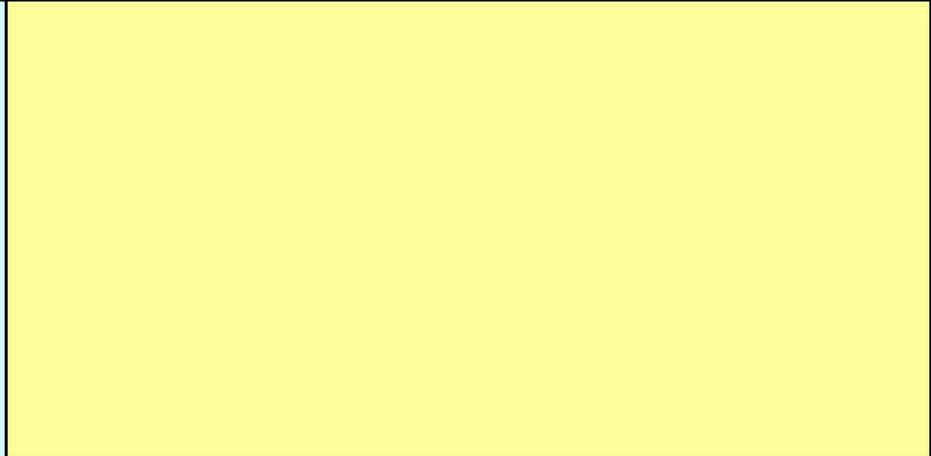
**VI. DCA COMMENTS**

\*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation.

There is no real estate tax abatement. However, historically when doing projects in partnership with a housing authority, there has been a tax exemption per a private enterprise agreement for the low income units. In this case we expect there to be some tax levied per the market rate units in the project. The taxes shown here are estimated based on  $(26/78) * \$19,568 = \$6,523$ . This estimate is included in tab 01 for feasibility and takes into account the potential impact/change to property valuations from the recent GA Supreme Court decision. This is multiplied by the portion of market rate units in the property (26 market units of 78 total units). This conclusion is also supported by an email from our tax consultant and a tax memo regarding the private enterprise agreement, which is also included in tab 01 for feasibility.

\*\*To all Applicants: in addition to your other comments, please provide methodology for insurance calculation.

We received an insurance quote from Rhodes Risk Advisors for our insurance cost in the proforma. This insurance quote is included in the feasibility tab of our application.



**PART SEVEN - OPERATING PRO FORMA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.54%
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:	
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	532,380	543,028	553,888	564,966	576,265	587,791	599,546	611,537	623,768	636,243
Ancillary Income	10,648	10,861	11,078	11,299	11,525	11,756	11,991	12,231	12,475	12,725
Vacancy	(38,012)	(38,772)	(39,548)	(40,339)	(41,145)	(41,968)	(42,808)	(43,664)	(44,537)	(45,428)
Other Income (OI)	46,800	48,204	49,650	51,140	52,674	54,254	55,882	57,558	59,285	61,063
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(367,994)	(379,034)	(390,405)	(402,117)	(414,180)	(426,606)	(439,404)	(452,586)	(466,164)	(480,149)
Property Mgmt	(27,591)	(28,166)	(28,753)	(29,353)	(29,966)	(30,592)	(31,231)	(31,883)	(32,550)	(33,230)
Reserves	(19,500)	(20,085)	(20,688)	(21,308)	(21,947)	(22,606)	(23,284)	(23,983)	(24,702)	(25,443)
NOI	136,731	136,035	135,223	134,288	133,225	132,028	130,692	129,211	127,575	125,782
Mortgage A	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)
Mortgage B	(45,093)	(44,738)	(44,324)	(43,847)	(43,305)	(42,694)	(42,013)	(41,257)	(40,423)	(39,509)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Cash Flow	34,824	34,483	34,085	33,627	33,106	32,520	31,865	31,139	30,338	29,459
DCR Mortgage A	2.83	2.82	2.80	2.78	2.76	2.73	2.71	2.67	2.64	2.60
DCR Mortgage B	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96
DCR Mortgage C										
DCR Other Source										
Total DCR	1.46	1.46	1.46	1.46	1.45	1.45	1.45	1.44	1.44	1.43
Oper Exp Coverage Ratio	1.33	1.32	1.31	1.30	1.29	1.28	1.26	1.25	1.24	1.23
Mortgage A Balance	738,935	727,303	715,077	702,225	688,715	674,515	659,588	643,897	627,403	610,065
Mortgage B Balance	704,907	660,170	615,846	571,999	528,694	486,000	443,987	402,730	362,307	322,798
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.54%
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:	
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	648,968	661,948	675,187	688,690	702,464	716,513	730,844	745,461	760,370	775,577
Ancillary Income	12,979	13,239	13,504	13,774	14,049	14,330	14,617	14,909	15,207	15,512
Vacancy	(46,336)	(47,263)	(48,208)	(49,172)	(50,156)	(51,159)	(52,182)	(53,226)	(54,290)	(55,376)
Other Income (OI)	62,895	64,782	66,726	68,727	70,789	72,913	75,100	77,353	79,674	82,064
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(494,553)	(509,390)	(524,671)	(540,412)	(556,624)	(573,323)	(590,522)	(608,238)	(626,485)	(645,280)
Property Mgmt	(33,925)	(34,635)	(35,360)	(36,101)	(36,857)	(37,630)	(38,419)	(39,225)	(40,048)	(40,889)
Reserves	(26,206)	(26,993)	(27,802)	(28,636)	(29,495)	(30,380)	(31,292)	(32,231)	(33,197)	(34,193)
NOI	123,822	121,688	119,374	116,870	114,170	111,264	108,145	104,804	101,230	97,414
Mortgage A	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)
Mortgage B	(38,509)	(37,421)	(36,241)	(34,964)	(33,587)	(32,105)	(30,514)	(28,810)	(26,987)	(25,041)
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Cash Flow	28,499	27,453	26,319	25,092	23,770	22,346	20,817	19,180	17,429	15,559
DCR Mortgage A	2.56	2.52	2.47	2.42	2.36	2.30	2.24	2.17	2.10	2.02
DCR Mortgage B	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96
DCR Mortgage C										
DCR Other Source										
Total DCR	1.43	1.42	1.41	1.40	1.39	1.38	1.37	1.36	1.34	1.33
Oper Exp Coverage Ratio	1.22	1.21	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.14
Mortgage A Balance	591,841	572,684	552,547	531,380	509,129	485,741	461,155	435,312	408,147	379,592
Mortgage B Balance	284,289	246,868	210,627	175,664	142,077	109,972	79,458	50,648	23,661	(1,380)
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.54%
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:	
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	791,089	806,910	823,049	839,510	856,300	873,426	890,894	908,712	926,886	945,424
Ancillary Income	15,822	16,138	16,461	16,790	17,126	17,469	17,818	18,174	18,538	18,908
Vacancy	(56,484)	(57,613)	(58,766)	(59,941)	(61,140)	(62,363)	(63,610)	(64,882)	(66,180)	(67,503)
Other Income (OI)	84,526	87,062	89,674	92,364	95,135	97,989	100,928	103,956	107,075	110,287
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(664,638)	(684,577)	(705,115)	(726,268)	(748,056)	(770,498)	(793,613)	(817,421)	(841,944)	(867,202)
Property Mgmt	(41,748)	(42,625)	(43,521)	(44,436)	(45,371)	(46,326)	(47,302)	(48,298)	(49,316)	(50,356)
Reserves	(35,219)	(36,276)	(37,364)	(38,485)	(39,639)	(40,829)	(42,054)	(43,315)	(44,615)	(45,953)
NOI	93,347	89,019	84,418	79,534	74,354	68,868	63,063	56,927	50,445	43,606
Mortgage A	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)
Mortgage B	(22,967)	(20,760)	(18,413)	(15,922)	(13,281)	(4,572)	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Cash Flow	13,566	11,446	9,191	6,798	4,260	7,482	6,249	113	(6,369)	(13,208)
DCR Mortgage A	1.93	1.84	1.75	1.65	1.54	1.43	1.31	1.18	1.04	0.90
DCR Mortgage B	1.96	1.96	1.96	1.96	1.96	4.50				
DCR Mortgage C										
DCR Other Source										
Total DCR	1.31	1.29	1.27	1.24	1.21	1.30	1.31	1.18	1.04	0.90
Oper Exp Coverage Ratio	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.05
Mortgage A Balance	349,576	318,024	284,858	249,996	213,349	174,828	134,336	91,772	47,030	(0)
Mortgage B Balance	(24,347)	(45,107)	(63,520)	(79,442)	(92,722)	(97,294)	(97,294)	(97,294)	(97,294)	(97,294)
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.54%
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:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	964,333	983,619	1,003,292	1,023,358	1,043,825
Ancillary Income	19,287	19,672	20,066	20,467	20,876
Vacancy	(68,853)	(70,230)	(71,635)	(73,068)	(74,529)
Other Income (OI)	113,596	117,004	120,514	124,129	127,853
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(893,218)	(920,015)	(947,615)	(976,043)	(1,005,325)
Property Mgmt	(51,418)	(52,503)	(53,612)	(54,744)	(55,901)
Reserves	(47,332)	(48,752)	(50,214)	(51,721)	(53,272)
NOI	36,394	28,796	20,795	12,378	3,527
Mortgage A	(48,314)	(48,314)	(48,314)	(48,314)	(48,314)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(8,500)	(8,500)	(8,500)	(8,500)	(8,500)
Cash Flow	(20,420)	(28,018)	(36,019)	(44,436)	(53,287)
DCR Mortgage A	0.75	0.60	0.43	0.26	0.07
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.75	0.60	0.43	0.26	0.07
Oper Exp Coverage Ratio	1.04	1.03	1.02	1.01	1.00
Mortgage A Balance	(49,437)	(101,403)	(156,027)	(213,447)	(273,804)
Mortgage B Balance	(97,294)	(97,294)	(97,294)	(97,294)	(97,294)
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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)	8,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.54%
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:	
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 - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

<b>Applicant Response</b>	<b>DCA USE</b>
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

*DCA's Overall Comments / Approval Conditions:*

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

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

Pass?

*Threshold Justification per Applicant*

The project is financially sustainable based on income from operations. The sources and uses have been provided in accordance with the Plan. The applicant complies with all DCA underwriting assumptions, including those that apply to viability analysis.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

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

**2 COST LIMITS**

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

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

	Unit Type	Nbr Units	New Construction and Acquisition/Rehabilitation		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
			Unit Cost Limit total by Unit Type		Unit Cost Limit total by Unit Type	
Detached/Semi-Detached	Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0
	1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0
	2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0
	3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0
	4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0
	1 BR	1	0	144,909 x 0 units = 0	0	159,399 x 0 units = 0
	2 BR	2	0	176,506 x 0 units = 0	0	194,156 x 0 units = 0
	3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0
	4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup	Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0
	1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0
	2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0
	3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0
	4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0
	1 BR	1	7	133,769 x 7 units = 936,383	0	147,145 x 0 units = 0
	2 BR	2	51	171,988 x 51 units = 8,771,388	0	189,186 x 0 units = 0
	3 BR	3	20	229,318 x 20 units = 4,586,360	0	252,249 x 0 units = 0
	4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0
	<i>Subtotal</i>	<i>78</i>	<i>14,294,131</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>		<b>78</b>	<b>14,294,131</b>	<b>0</b>	<b>0</b>	<b>0</b>

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**13,879,670**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**5**

**Project Cost Limit (PCL)**

**14,294,131**

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

*Threshold Justification per Applicant*

DCA's Comments:

Our pro forma development cost is less than the Total Development Cost for Valdosta GA, which DCA uses as the standard for non-metro markets.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

DCA's Comments:

This property will have no age restrictions and will be designed with the needs of a resident population of all ages.

**4 REQUIRED SERVICES**

Pass?

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

**Does Applicant agree?**

**Agree**

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

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

**Teen Service Leadership Program, Single Parent Programs (See Note)**

**Kids Club Activities, Cultural Enrichment Programs (See Note)**

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

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:*

Social and Recreational: We will offer a teen service leadership program to help our teens document volunteer hours and leadership development, and Parents Night out opportunities for parents (often single mom's) to get a break from the obligations of being a parent.

On-site enrichment: We will offer after school homework help for children through our kids clubs, and also every month Walton Communities will sponsor a cultural enrichment activity for the residents of our communities. Walton pays 90% of the cost for any family participates in the cultural enrichment activity of the month. In Gainesville there are many opportunities for these types of events, see the following: <http://www.gainesville.org/fullpanel/uploads/files/vguide-2013online-version1.pdf>

Our services adapt to the needs of our residents over time as we seek to be responsive and meet our residents where they are. We monitor participation of our residents in order to ensure we are communicating these opportunities well enough and offering opportunities that are of interest to our resident population.

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

**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. Tad Scepaniak	
B. 93 percent within 5 months; pages 5, 61	
C. 98.5%, pages 7, 47	
D. 2.1%, pages 7, 43	

Pass?

Project Nbr	Project Name
1	15-046 240 Atlanta St Ph I
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*

With a vacancy rate of 1.5% in general, 0.2% for affordable housing (see page 47 of the report), and capture rates for LIHTC units at 2.1% this area is in desperate need for affordable housing.

*DCA's Comments:*

**6 APPRAISALS**

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

Appraiser's Name: Not Applicable

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

Pass?

*Threshold Justification per Applicant*

Since the ground lease is for a nominal amount there is no requirement for an appraisal.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass? 

--

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

A. 

Enercon	
---------	--

B. Is a Phase II Environmental Report included?

B. 

No	
----	--

C. Was a Noise Assessment performed?

C. 

Yes	
-----	--

- 1) If "Yes", name of company that prepared the noise assessment?
- 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
- 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

1) 

Arpeggio	
----------	--

2) 

66	
----	--

Athens Highway, Norfolk Southern Rail Road, Amtrak Rail Road
--

D. Is the subject property located in a:

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

D. 

1) No	
2) No	
a)	
b)	
c)	
3) No	
a)	
b)	
c)	
4) No	

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

- 1) Lead-based paint? 

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

Yes	
-----	--
- 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:

None
------

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

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

1) Yes	
2) Yes	
3) Yes	

  
 G. 

N/A	
-----	--

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>>
------------

I. List all contiguous Census Tracts:

I. 

--

J. Is Contract Addendum included in Application?

J. 

--

Threshold Justification per Applicant

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

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

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

7.C. A Noise Assessment and Attenuation Plan is included in Appendix F to the Phase I. Noise levels above 65 will be attenuated per the noise attenuation plan by Arpeggio in Appendix F of the Environmental.

7.F. Because this project will be a HUD mixed finance deal, we have completed the HOME/HUD forms.

7.E.6 A cultural resource reconnaissance and report of the property was performed by New South Associates on May 10, 2017. New South Associates indicated that no unrecorded archeological resources were on the property. New South Associates concluded that the project will have no effect on cultural resources, and no further cultural resource survey was recommended for the property. Refer to Appendix Q. Also, an MOA with GA SHPO was required and all requirements were fulfilled per the letter from SHPO dated Sep 8, 2015 in Appendix Q

*DCA's Comments:*

Empty yellow box for DCA's Comments.

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date: See Comment
- B. Form of site control: B. **Ground lease/Option**
- C. Name of Entity with site control: C. **240 ATLANTA STREET PHASE 3, L.P.**
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	Applicant Response	DCA USE
	A. <b>Yes</b>	
	B. <b>&lt;&lt;Select&gt;&gt;</b>	
	C. <b>240 ATLANTA STREET PHASE 3, L.P.</b>	
	D. <b>Yes</b>	

*Threshold Justification per Applicant*

Per section 1 of the Option, the Option expires 12 months after the award notification. The structure has THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA leasing the land to an entity in which their development entity, Gainesville Housing Corporation, is the managing GP, as such, there is an identity of interest.

*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?	Applicant Response	DCA USE
	A. <b>Yes</b>	
	B.	
	C.	
	D.	

*Threshold Justification per Applicant*

The site being acquired by the project partnership is part of a master plan that is currently owned by Gainesville Housing Authority. There is a clause in the option to lease in tab 8 committing GHA to provide any easement to any phases as needed. This is not necessary for this phase per se, as it has both vehicular and pedestrian access, however, it will be critical to the functionality of the overall master planned site. In addition, this site has an REA that was filed with the closing of the first phase included in tab 9, that has all of the common areas defined with appropriate access and use rights for future phases.

*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?	Applicant Response	DCA USE
	A. <b>Yes</b>	
	B. <b>Yes</b>	
	C. <b>Yes</b>	
	1) <b>Yes</b>	
	2) <b>Yes</b>	
	3) <b>Yes</b>	
	4) <b>Yes</b>	
	5) <b>Yes</b>	
	D. <b>Yes</b>	
	E. <b>Yes</b>	

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

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

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

*Threshold Justification per Applicant*

The site is zoned for a Planned Urban Development and is site splan specific. The site plan that is required by zoning is included in tab 10.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

**11 OPERATING UTILITIES**

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

- 1) Gas
- 2) Electric

Not Applicable
Georgia Power

Pass?

- 1)
- 2)

Yes	

The property will be all electric with electricity provided by Georgia Power. A letter commenting on capacity and availability is included in tab 11.

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:
  - 1) Public water
  - 2) Public sewer

City of Gainesville
City of Gainesville

Pass?

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

No	
Yes	
Yes	

Water and sanitary sewer will be provided by the City of Gainesville Water and Sewer Department. A letter commenting on capacity and availability is included in tab 12.

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	

Pass?

- A.

No	
Agree	

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

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Wellness Center		
2) Furnished Arts & Craft /Activity Center		

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

B.

--	--

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

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

- C.
- 1)
- 2)
- 3)
- 4)
- 5)
- 6a)
- 6b)

Agree	
Yes	
No	

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

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

- D.
- 1)
- 2)
- 3a)
- 3b)


*Threshold Justification per Applicant*

All amenities will be provided as specified by the QAP, architectural manual, and amenity guidebook.

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

<b>Applicant Response</b>	<b>DCA USE</b>
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

DCA's Comments:

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

Pass? 

--

<p><b>A.</b> Type of rehab (choose one):</p> <p><b>B.</b> Date of Physical Needs Assessment (PNA): Name of consultant preparing PNA: Is 20-year replacement reserve study included?</p> <p><b>C.</b> Performance Rpt indicates energy audit completed by qualified BPI Building Analyst? Name of qualified BPI Building Analyst or equivalent professional:</p> <p><b>D.</b> 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:</p> <ol style="list-style-type: none"> <li>1. All immediate needs identified in the PNA.</li> <li>2. All application threshold and scoring requirements</li> <li>3. All applicable architectural and accessibility standards.</li> <li>4. All remediation issues identified in the Phase I Environmental Site Assessment.</li> </ol> <p><b>E.</b> 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. <b>Applicant agrees?</b></p>	<p><b>A.</b></p> <p><b>B.</b></p> <p><b>C.</b></p> <p><b>D.</b></p> <p>1)</p> <p>2)</p> <p>3)</p> <p>4)</p> <p><b>E.</b></p>	<table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #e0f0ff; text-align: center;">&lt;&lt;Select&gt;&gt;</td> <td style="background-color: #e0f0ff; text-align: center;">&lt;&lt;Select&gt;&gt;</td> </tr> <tr> <td style="background-color: #e0f0ff;"></td> <td style="background-color: #ffffe0;"></td> </tr> </table>	<<Select>>	<<Select>>																				
<<Select>>	<<Select>>																							

Threshold Justification per Applicant

--

DCA's Comments:

--

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

Pass? 

--

<p><b>A.</b> 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?</p> <p><b>B.</b> Location/Vicinity map delineates location point of proposed property (site geo coordinates) &amp; shows entire municipality area (city limits, etc.)?</p> <p><b>C.</b> Ground level color photos of proposed property &amp; adjacent surrounding properties &amp; structures are included, numbered, dated &amp; have brief descriptions? Site Map delineates the approximate location point of each photo?</p> <p><b>D.</b> Aerial color photos are current, have high enough resolution to clearly identify existing property &amp; adjacent land uses, and delineate property boundaries?</p>	<p><b>A.</b></p> <p><b>B.</b></p> <p><b>C.</b></p> <p><b>D.</b></p>	<table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #e0f0ff; text-align: center;">Yes</td> <td style="background-color: #ffffe0;"></td> </tr> <tr> <td style="background-color: #e0f0ff; text-align: center;">Yes</td> <td style="background-color: #ffffe0;"></td> </tr> <tr> <td style="background-color: #e0f0ff; text-align: center;">Yes</td> <td style="background-color: #ffffe0;"></td> </tr> <tr> <td style="background-color: #e0f0ff; text-align: center;">Yes</td> <td style="background-color: #ffffe0;"></td> </tr> <tr> <td style="background-color: #e0f0ff; text-align: center;">Yes</td> <td style="background-color: #ffffe0;"></td> </tr> </table>	Yes									
Yes												
Yes												
Yes												
Yes												
Yes												

Threshold Justification per Applicant

<p>Conceptual site plan: To the best of our knowledge, we've included everything that DCA requires on the 3 pages of the conceptual site plan. To the degree that DCA wants more clarity on any particular item, please let us know. The amenities are all entire and centered within the "clubhouse" area as shown on the conceptual site plan. The conditioned seating areas are near the elevator. it is anticipated to work through the specific implementation of these amenities prior to closing.</p> <p>Location/Vicinity Map: The "municipality" is outlined in green in the Location/Vicinity Map. However, we have provided 3 levels of location maps to make sure that DCA can easily find the property and see it within the context of the surrounding area.</p> <p>Ground Level photos: Photos were taken from the site, with the location and direction of the photo clearly marked.</p> <p>Aerial photos: These were taken in the month before the application deadline and provide a visual context for the site in relation to nearby properties.</p>
--

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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**16 BUILDING SUSTAINABILITY**

**Pass?**

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

A.	<b>Agree</b>	
B.	<b>Agree</b>	

*Threshold Justification per Applicant*

Walton Communities and Gainesville Housing Corporation will ensure the property is built to DCA's energy standards as well as those required by an EarthCraft Multi-family community. Our Technical Advisor will be tasked with ensuring all design and construction is done according to the sustainability requirements of threshold and scoring.

*DCA's Comments:*

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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**17 ACCESSIBILITY STANDARDS**

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

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

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant

Larry Hamrick; Diligent Construction Svcs

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

*Threshold Justification per Applicant*

Project will meet all accessibility requirements and any additional requirements established by DCA. The applicant will retain an accessibility consultant, that is, at the time of use, approved by DCA.

Currently, we are basing our choice on the most recent list available:

[http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/A\\_HFDMain/ConstructnSvcs/Other/QualifiedAccessibilityConsultants.pdf](http://www.dca.state.ga.us/housing/housingdevelopment/programs/downloads/A_HFDMain/ConstructnSvcs/Other/QualifiedAccessibilityConsultants.pdf)

If in the future, DCA changes it list of accessibility consultants in such a way as it necessitate us choosing a different accessibility consultant, we will do so at that time.

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	

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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**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)

Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

**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*

The Applicant will comply with all of DCA's architectural requirements in order to build a project that will last and will be financially stable. It is our goal to use the highest construction quality that the budget allows to ensure our operating expenses can be as low as possible.

*DCA's Comments:*

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

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

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

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

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

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

**F. DCA Final Determination**

Pass?

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

No	
----	--

E. Certifying GP/Developer

F. << Select Designation >>

*Threshold Justification per Applicant*

In addition to the Certifying Developer (as shown in tab 19 of our application) Walton Communities, LLC is listed as the Certifying GP. Walton Communities is a pass through entity whose owners are Barry Teague, Lynda Ausburn, David Knight, Keith Davidson, and Tom Wilkes.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

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

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

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

*Threshold Justification per Applicant*

The project partnership is qualified based on the compliance history of Walton Communities. We work hard to ensure our compliance with all programs is as solid as it can be.

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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DCA's Comments:

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**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

Pass?

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

C.	Yes	
D.	Yes	
E.	Yes	
F.	Yes	
G.	Yes	
H.	Yes	
I.	Yes	

*Threshold Justification per Applicant*

Regarding 21.F. Gainesville Housing Corporation is a stand alone non-profit, and not a subsidiary of another entity; however the board is identical to the board of the Housing Authority.  
 Regarding 21.H. The GP Operating Agreement acts as the GP Joint Venture Agreement and can be found in tab 21.

*DCA's Comments:*

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

Pass?

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

*Threshold Justification per Applicant*

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

Pass?

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

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

*Threshold Justification per Applicant*

The non-profit opinion letter can be found in tab 21. No other legal opinions are provided or required.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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.

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**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

Applicant Response	DCA USE
--------------------	---------

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

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**24 RELOCATION AND DISPLACEMENT OF TENANTS**

Pass?

- 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?

A.	<b>No</b>	
B1)	<b>No</b>	

- 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:

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*

The applicant will not displace or relocate any tenants.

*DCA's Comments:*

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

Pass?

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

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- 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.

A.	<b>Agree</b>	
B.	<b>Agree</b>	
C.	<b>Agree</b>	
D.	<b>Agree</b>	
E.	<b>Agree</b>	
F.	<b>Agree</b>	
G.	<b>Agree</b>	
H.	<b>Agree</b>	

*Threshold Justification per Applicant*

We will incorporate these concepts into our marketing and leasing practices.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

Pass?

*Threshold Justification per Applicant*

This will be a subsequent phase of a redevelopment of a former public housing site. As such, the development will be utilizing some of the pre-existing infrastructure and will benefit from masterplanning with the other phases. In addition, the development leverages substantial local government resources to help implement the city's place based strategy.

**PART EIGHT - THRESHOLD CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

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

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*DCA's Comments:*

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**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>69</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
	<b>A.</b>	<b>0</b>
	<b>B.</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.*

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

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall 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>69 20</b>
	<b>3</b>	<b>2 0</b>

**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: **78**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
16	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.51%	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:

Nbr of PBRA Residential Units:	

0.00%	0.00%
0	0

- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

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)

Complete this section using results from completed current

**B. Bonus Desirable**

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

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

(1 pt subtracted each)

completed form in both Excel and signed PDF, where indicated in Tabs Checklist..

Scoring Justification per Applicant

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

240 Atlanta Street Development is at the heart of the Midtown redevelopment efforts for the city of Gainesville. Sitting just 0.21 miles from Jesse Jewell Pkwy, the southern border of downtown Gainesville, the site is exceptionally well located. There are many options for amenities, government services, cultural activities, and recreational opportunities in close proximity to the site. Almost all of these are accessible by a very well planned network of sidewalks.

In addition to the sidewalks, the City of Gainesville is expanding their development of their greenway trail system through downtown and connecting to Lake Lanier. This expansion will connect 240 Atlanta Street to the midtown greenway system as documented in tab 31 regarding third party investments.

Our certification lists 17 points for amenities, of which we could submit many dozen more. One of the more impactful amenities that we are fortunate to have is the elementary school that the kids are districted for (Fair Street Elementary) that is walkable from the site. This school is located adjacent to the Boys and Girls club for Gainesville. This proximity to an ideal amenity will likely be a focus for much of our partnership with our residents.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.

<b>5</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
<b>Yes</b>	

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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**Score Value**

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

**TOTALS:**

**92**

<b>69</b>	<b>20</b>
-----------	-----------

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.

Yes	
Yes	
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

Hall Area Transit's main office is located at 687 Main St SW, Gainesville, GA 30501, which is less than 1 mile from the site and easily accessible for pedestrians. This is the main office for the transit system and the point from which all bus routes start and stop.

The route schedules are PDF documents which can be found at the bottom of the page referenced above (<http://www.gainesville.org/hall-area-transit>). We are listing them here for your convenience:

- <http://www.gainesville.org/fullpanel/uploads/files/gvilleconnection-rte10-july2016.pdf>
- <http://www.gainesville.org/fullpanel/uploads/files/gvilleconnection-rte20-july2016.pdf>
- <http://www.gainesville.org/fullpanel/uploads/files/gvilleconnection-rte30-july2016.pdf>
- <http://www.gainesville.org/fullpanel/uploads/files/gvilleconnection-rte40-july2016.pdf>
- <http://www.gainesville.org/fullpanel/uploads/files/gvilleconnection-rte41-july2016.pdf>
- <http://www.gainesville.org/fullpanel/uploads/files/gvilleconnection-rte50-july2016.pdf>

On each route map, the Hall Area Transit office is listed as the Gainesville Connection Transfer Center on the route schedule in the bottom left of the route map.

DCA's Comments:

**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?

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

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

Competitive Pool chosen:

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

Date of Course  
Date of Course

3/3/17	David K Loeffel	Walton Communities, LLC
	<<Enter Participant 's Name here>>	<<Enter Participant 's Company Name here>>

Yes

Earth Craft House Multifamily

Flexible

3

2 0

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

Hall Area Transit	(770) 503-3333
<a href="http://www.gainesville.org/fullpanel/uploads/files/gvilleconnectiontimechart-july2016.pdf">http://www.gainesville.org/fullpanel/uploads/files/gvilleconnectiontimechart-july2016.pdf</a>	
<a href="http://www.gainesville.org/fullpanel/uploads/files/gvilleconnectionrts-composite-july2016.pdf">http://www.gainesville.org/fullpanel/uploads/files/gvilleconnectionrts-composite-july2016.pdf</a>	

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

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>69</b>	<b>20</b>
	Yes	
	N/a	
2	A. Yes/No	Yes/No

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

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

**A. Sustainable Communities Certification**

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

**1. EarthCraft Communities**

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

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

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

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

**Commitments for Building Certification:**

- |   | Yes/No | Yes/No |
|---|--------|--------|
| 1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?             | 1. Yes |        |
| 2. Project will meet program threshold requirements for Building Sustainability?  | 2. Yes |        |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 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. 1 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  $\geq$  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.

*Scoring Justification per Applicant*

The applicant will engage with a qualified Technical Advisor to ensure compliance with Threshold and Scoring Sustainable Building Certification Requirements and High Performance Building Design. Our Technical Advisor has worked with our architects and contractor team to ensure that the product we are designing and building meets the needs of our residents and ensures a sustainable and energy efficient apartment home. This creates a more sustainable asset and a better long term investment in the local community.

Indeed, our preliminary model and letter from our technical advisor, submitted to support our points for High Performance Building Design, exceeds the baseline performance by far more than the 10% required.

In addition to design reviews, there will be subcontractor trainings and onsite inspections at various stages during the construction process. This assures us that at the final product will meet all requirements and avoid the need for costly repairs after the fact.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

7 **0 0**

**A Census Tract Demographics**

3 **0**

& Competitive Pool chosen: **Flexible**

Yes/No Yes/No

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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				Score Value	Self Score	DCA Score
<b>TOTALS:</b>				<b>92</b>	<b>69</b>	<b>20</b>
<b>B.</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 <input type="text" value="&lt; Select &gt;"/> below Poverty level (see Income)	Actual Percent	<input type="text"/>			
	3. Designated Middle or Upper Income level (see Demographics)	Designation:	<input type="text" value="&lt;Select&gt;"/>			
	4. (Flexible Pool) Project is <b>NOT</b> located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but <b>IS</b> located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)					
<b>C.</b>	<b>Georgia Department of Public Health Stable Communities</b>	Per Applicant	Per DCA	2	0	0
	Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map:	<input type="text" value="&lt;Select&gt;"/>	<input type="text" value="&lt;Select&gt;"/>			
<b>D.</b>	<b>Mixed-Income Developments in Stable Communities</b>	Market units: <input type="text" value="26"/>	Total Units: <input type="text" value="78"/>	Mkt Pct of Total: <input type="text" value="33.33%"/>	2	0
	<i>DCA's Comments:</i>					

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

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

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?			<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 20-21	
b) Includes public input and engagement during the planning stages?			<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 12-20	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?			<b>Yes</b>	
	<Enter page nbr(s) from Plan >		pg 41	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?			<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 41	
	<Enter page nbr(s) from Plan>		pg 41	
e) Discusses resources that will be utilized to implement the plan?			<b>Yes</b>	
	<Enter page nbr(s) from Plan>		pg 41	
f) Is included in full in the appropriate tab of the application binder?			<b>Yes</b>	

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

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

[www.gainesvillehousing.org/fullpanel/uploads/files/midtownctp.pdf](http://www.gainesvillehousing.org/fullpanel/uploads/files/midtownctp.pdf)

**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

i.)		
ii.)		

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

a)

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
Project is in a QCT? **Yes** Census Tract Number: **23580-13-139-0012.01** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>69</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	KDTA Development, Inc. (Developer Entity for Walton Communities, LLC)		Website	For KDTA, none, www.WaltonCommunities.com	
Contact Name	Keith Davidson	Direct Line	(678) 303-4135	Email	kdavidson@waltoncommunities.com

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	The Center for Family Resources		Purpose:	Empowering Families to Help Themselves		Letter of Support included?
Community/neighborhd where partnership occurred	Cobb County		Website	http://thecfr.org/		
Contact Name	Jeri Barr	Direct Line	(770) 428-2603	Email	JeriBarr@thecfr.org	Yes
CBO 2 Name	McCleskey-East Cobb Family YMCA		Purpose:	Build spirit, mind, and body		Letter of Support included?
Community/neighborhd where partnership occurred	Cobb County		Website	http://www.ymcaatlanta.org/ymca-locations/mccleskey-cobb/		
Contact Name	Becky Shipley	Direct Line	(678) 569-9622	Email	Beckys@ymcaatlanta.org	Yes

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.

For 29 years Walton Communities has been building local partnerships that serve the needs of our resident population. When Barry Teague left as one of the co-founders of Post Properties to start Walton Communities, the goal was to provide affordable housing where people would want to live by choice, not by necessity. Our goal is not to simply build apartment communities, but rather build neighborhoods where people thrive. Part of it is the design of the community, part of it is the care and maintenance of the community, but so much of it is the service that we seek to provide our residents so that they truly thrive.

Our community page lists some of our main partners (<http://www.waltoncommunities.com/partners.aspx>), but there are many more. We are able to donate to our non-profit partners, who in turn give of their time and best in class talents to our residents. This is done, in part, by giving 10% of all developer fees and cash flow that is paid in our affordable housing business to support our residents. When KDTA Development, Inc. gets paid developer fee, 10% of that money goes to support the philanthropic effort of enriching the lives of our residents.

The two entities above, CFR and YMCA, are two of many partners who serve both our residents and the community around our properties. CFR lists a few of the ways they impact our residents and the community in the areas of (Employment readiness, GED training, and Life-skills training). Our donations have helped the YMCA create Farm Fresh Markets to provide quality food in food desert communities, The Little School to prepare Latino children to enter public school, and School's Out Lunch Program to provide lunches to low income students during school breaks, including summer.

For First Quarter of 2017 the principals of KDTA Development, Inc. have given over \$140,000 to non-profit organizations that serve the residents in our communities and the community at large.

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?	7	Yes			
ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?		Yes			
iii. CQB Name	United Way of Hall County		Website	www.UnitedWayHallCounty.org	
Contact Name	Joy Griffin	Direct Line	(678) 989-5333	Email	jgriffin@unitedwayhallcounty.org

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>69</b>
4	2.	<b>4</b>
		<b>Yes</b>
		<b>Yes</b>

**2. Quality Transformation Plan**

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

a) *Public and Private Engagement*

Tenancy: **Family**

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

i. Transformation Partner 1	Local health provider	Date of Public Meeting 1 between Partners	2/24/17
Org Name	North Georgia Heart Foundation	Date(s) of publication of meeting notice	See Note
Website	http://pulseoftomorrow.org/	Publication(s)	flyers, a listserve distribution, a website and a phone tree
Contact Name	Daniel Thompson	Social Media	facebook.com
	Direct Line (678) 717-3648	Mtg Locatn	First Baptist Church, 751 Green St. NW in Gainesville
Email	dthompson@pulseoftomorrow.org	Which Partners were present at Public Mtg 1 between Partners?	<b>1 and 2</b>
Role	Executive Director		

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

ii. Transformation Partner 2	Transportation svcs provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name	Hall Area Transit		Date(s) of publication of meeting notice	
Website	http://www.gainesville.org/hall-area-transit		Publication(s)	
Contact Name	Phillippa Lewis Moss	Direct Line (770) 503-3333	Social Media	
Email	pmoss@gainesville.org		Mtg Locatn	
Role	Community Service Center Director		Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "i" or "ii" below for (b).			Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. Yes
or	Nbr of Respondents			90
ii. Public Meetings				ii. Yes
Meeting 1 Date	3/27/17		Dates: Mtg 2	3/29/17
Date(s) of publication of Meeting 1 notice			Mtg Notice Publication	Various dates prior to mtgs.
Publication(s)	Flyers and Monthly Housing Authority Resident Newsletter		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?	
Social Media			Publication(s)	Flyers and Monthly Housing Authority Resident Newsletter
Meeting Location	750 Pearl Nix Pkwy, Gainesville GA		Social Media	
Copy(-ies) of published notices provided in application binder?	Yes		Mtg Locatn	815 Harrison Square, Gainesville, GA
			Copy(-ies) of published notices provided in application binder?	Yes
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:				
i. Local Population Challenge 1	Lack of Affordable Housing			
Goal for increasing residents' access	completion of 78 units of housing			
Solution and Who Implements	Compelion of 240 Atlanta Street development and construction activities; implemented by Gainesville Housing Authority, Walton Communitites, GA and DC			
Goal for catalyzing neighborhood's access	Develop more affordable housing at the Atlanta Street Development and raise awareness of who can apply for these new units			
Solution and Who Implements	Develop affordable housing; implemented by Gainesville Housing Authority, Walton Communitites, United Way and Compass Center			
ii. Local Population Challenge 2	Lack of Affordable Childcare			
Goal for increasing residents' access	Ensure parents are aware of available options for affordable childcare			
Solution and Who Implements	Coordinate with local partners to create and raise awareness for multiple options for affordable childcare; implemented by GHA,United Way, Boys and Girls			
Goal for catalyzing neighborhood's access	Increase community access to local affordable childcare options			
Solution and Who Implements	Expand the Fair Street Charter school Boys and Girls Club services; implemented by United Way , GHA, Family Promise and Boys and Girls Club			
iii. Local Population Challenge 3	Need for Preventative Healthcare services			
Goal for increasing residents' access	Provide monthly well-checks			
Solution and Who Implements	Establishment of the 240 Atlanta Street Healthy Housing Initiative; implemented by Walton Communities, Good News Clinic and Brenau University			
Goal for catalyzing neighborhood's access	Connect neighborhood residents with needed services			
Solution and Who Implements	Provide Referrals and Case Management; implemented by Compass Center,Good News Clinic and Brenau College of Health Sciences			
iv. Local Population Challenge 4	Access to Reliable Transportation			
Goal for increasing residents' access	Educate residents about bus schedules			
Solution and Who Implements	Post bus schedules in common areas; implemented by Walton Communities and Gainesville Connections			
Goal for catalyzing neighborhood's access	Increase community access to reliable transportation			
Solution and Who Implements	advocate for extended services and hours; implemented by Walton and Gainesville Connections			
v. Local Population Challenge 5	Lack of Skills for living wage jobs			
Goal for increasing residents' access	Job training			
Solution and Who Implements	Connection with needed job training; implemented by United Way , GHA, Lanier Tech,Goodwill Center and Workforce Development			
Goal for catalyzing neighborhood's access	Provide High School Students with job skills			

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

Solution and Who Implements **Spring and fall transition workshops for high school students; implemented by Gainesville City Schools, GHA, Workforce Development and Lanier Technical**

**C. Community Investment**

**1. Community Improvement Fund** Amount / Balance **50,000** **Family** **4** **1** **4**

Source	Gainesville Housing Authority: Operating Fund Financing Program	Bank Name	Branch Banking & Trust Company
Contact	Beth Brown	Account Name	Community Investment - - 3843
Email	bbrown@gainesvillehousing.org	Bank Website	https://www.bbt.com/
Bank Contact	Colette ( C.J. ) Furnas	Contact Email	cfurnas@bbandt.com

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

Description of Use of Funds: The money will be used to provide after school and summer learning programs for children to reduce learning loss (aka "brain drain") during the summer months. This money will be spent on learning supplies, food, etc., as needed, to help provide homework help and ensure the children that live on the property are successful at school.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. As shown on page 40 of the Community Transformation Plan ("CTP") we will use the secured funds to support the CTP by creating an affordable afterschool enrichment activities. Creating special memories for our children and instilling in them the importance of good character is a focus at Walton Communities. Toward that end, we partner with non-profits, to provide a quality after-school enrichment and summer camp program to the children. The program is available at no cost for residents. Children enjoy daily activities that include homework help, snacks, crafts and games and special activities like music, drama, art, sports and field trips. This will be housed in an amenity created for children that provides a wonderful atmosphere for the children in our communities. The programs will have their own unique curriculum that has been custom designed just for them. We celebrate children's achievements with report card recognition awards, reading awards and more. Birthdays are always special occasions.

**2. Long-term Ground Lease** **1** **2.** **1**

- 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?

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

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

Unrelated Third-Party Name	City of Gainesville	Improvement Completion Date	12/31/19
Unrelated Third-Party Type	<b>Additional documentation required - see QAP.</b> Government		
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	<b>No</b>		
Distance from proposed project site in miles, rounded up to the next tenth of a mile	<b>0.0</b> miles		

Description of Investment or Funding Mechanism: The city is providing an improvement, tied directly to the property, of enhanced sidewalks, streetscape, and parks. This is being paid for by a variety of sources, including TAD, GDOT funds, SPLOST funds, and general budget funds.

Description of Investment's Furtherance of Plan: This investment furthers the revitalization strategies by tying together the various focus areas listed in the Midtown Redevelopment Plan on page 20 and further listed in the Community Transformation Plan on page 24.

Description of how the investment will serve the tenant base for the proposed development: The investment will serve the tenant base by providing an improved pedestrian network that connects to new and existing parks, the downtown business district, and the retail in this area. When combining the 240 Atlanta Street development with this Greenway, it connects the entire TAD area from one end to the other.

Full Cost of Improvement as a <b>Percent of TDC:</b>	<b>3,030,000</b>	<b>0.0000%</b>	<b>Total Development Costs (TDC):</b>	<b>13,879,670</b>
	<b>21.8305%</b>	<b>0.0000%</b>		

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

**D. Community Designations**

*(Choose only one.)*

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

*Scoring Justification per Applicant*

A. The community revitalization strategy that is used as part of the basis for the Community Transformation Plan does not meet the definition of a DCA qualified Community Revitalization Plan. However, the City of Gainesville, as a DCA designated PlanFirst community, engages in the type of public input that drives good revitalization. This can be seen in the Community Transformation Plan in the level of community involvement in the planning process. It is also encouraging that once the housing authority moved forward with the demolition and redevelopment of the blighted public housing, in order to replace it with Mixed-Income affordable housing, several projects moved forward. It seems that the entire area is redeveloping at once as evidenced by the

B.2.a. The main partner meeting was held on Feb 24, 2017. The outreach for the partner engagement utilized flyers, a listserve distribution, a website and a phone tree to contact potential participants. As a result at least 120 people attended.

B.2.b. Community outreach involved surveys and public meetings. The advertisements are included in the Transformation Plan.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

Competitive Pool chosen: **Flexible**

<b>4</b>	<b>3</b>	<b>0</b>
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**A. Phased Developments**

Phased Development? **Yes- w/Master Plan**      **2015-046**

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

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: 2015-046 Name: 240 Atlanta Street Development Phase 1

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

Number: 2016-032 Name: 240 Atlanta Street Development Phase 2

1.	<b>Yes</b>	
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	Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>69</b>	<b>20</b>
2. Was the community originally designed as one development with different phases?		2. Yes	
3. Are any other phases for this project also submitted during the current funding round?		3. No	
4. Was site control over the entire site (including all phases) in place when the initial phase was closed?		4. Yes	
<b>B. Previous Projects (Flexible Pool) (choose 1 or 2)</b>	<b>3</b>	<b>0</b>	<b>0</b>
The proposed development site is not within a 1-mile radius of a Georgia Housing Credit development that has received an award in the last			
1. <b>Five (5)</b> DCA funding cycles	3	1.	
<b>OR</b> 2. <b>Four (4)</b> DCA funding cycles	2	2.	
<b>C. Previous Projects (Rural Pool) (choose 1 or 3)</b>	<b>4</b>	<b>0</b>	<b>0</b>
The proposed development site is within a Local Government boundary which has not received an award of 9% Credits:			
1. Within the last <b>Five (5)</b> DCA funding cycles	3	1.	
2. Since the 2000 DCA Housing Credit Competitive Round (additional point)	1	2.	
<b>OR</b> 3. Within the last <b>Four (4)</b> DCA funding cycles	2	3.	

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

With a vacancy rate of 1.5% in general, 0.2% for affordable housing (see page 47 of the report), and capture rates for LIHTC units at 2.1% this area is in desperate need for affordable housing.

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	1	0
1	A. 1	
	Yes	
1	B.	

**12. EXCEPTIONAL NON-PROFIT**

Gainesville Housing Corporation

Nonprofit Setaside selection from Project Information tab:

Yes

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

3		
	Yes/No	Yes/No
	No	
	N/a	
	No	

**13. RURAL PRIORITY**

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

2

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

Unit Total

78

MGP	240 Atlanta Street Phase 3 GP, LLC	0.0100%	Beth Brown	NPSponsr	Gainesville Housing Corporation	0.0000%	Beth Brown
OGP1	0	0.0000%	0	Developer	Gainesville Housing Corporation	0.0000%	Beth Brown
OGP2	0	0.0000%	0	Co-Developer 1	KDTA Development, Inc.	0.0000%	Keith A. Davidso
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Wells Fargo Community Lending anc	98.9900%	Rick Davis	Developmt Consult	0	0.0000%	0
State LP	Wells Fargo Community Lending anc	1.0000%	Rick Davis				

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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Score Value	Self Score	DCA Score
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**TOTALS:**

92	69	20
----	----	----

**14. DCA COMMUNITY INITIATIVES**

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

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

1. Identifies the project as located within their GICH community: Gainesville
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

2	1	0
1	1	
A. Yes/No Yes/No		
1.	Yes	
2.	Yes	
3.	Yes	
4.	Yes	
5.	N/a	

**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: **Gainesville** County: **Hall** QCT? **Yes** Census Tract #: **23580-13-139-0012.01**

Scoring Justification per Applicant

DCA's Comments:

Per item 4 of the 2017 QAP Amendment published on 3/6/17, 14.A.5. is not applicable. This project is a key part of the priorities of the redevelopment of the Midtown area in Gainesville. As such it is specifically called out in the GICH plan and designated as the highest priority by the city.

B.			
----	--	--	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

2	0
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)	Yes	
b)	Yes	
c)	Yes	
d)	Yes	
e)	N/a	
f)	N/a	

**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)	750,000
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>750,000</b>	
<b>13,879,670</b>	

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

**2. Point Scale**

Total Development Costs (TDC):

<b>13,879,670</b>
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**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

Scoring Justification per Applicant **TQS as a Percent of TDC:** 5.4036% **0.0000%**

The Gainesville Housing Authority has committed to using their Public Housing funds to redevelop this former public housing site. These funds will be invested at Construction commencement and convert to a permanent loan upon stabilization. This loan will bear no interest and not require amortization providing the project financial stability.

DCA's Comments:

**16. INNOVATIVE PROJECT CONCEPT** **3**

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.

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>

DCA's Comments:

**17. INTEGRATED SUPPORTIVE HOUSING** **3**

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

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

10% of Total Units (max):	<b>8</b>
Total Low Income Units	<b>52</b>
Min 1 BR LI Units required	<b>5</b>
1 BR LI Units Proposed	<b>7</b>

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

**B. Target Population Preference** **3**

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 0.0%

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

Scoring Justification per Applicant

Applicant agrees to set accept 811 vouchers for 8 units per the requirements of the QAP. We have begun establishing relationships with case management firms to understand how our policies can be adjusted to better incorporate these residents into our community and provide them with the services necessary to allow them to thrive.

DCA's Comments:

**18. HISTORIC PRESERVATION** **2**

(choose A or B)

The property is: <<Select applicable status>> Historic Credit Equity: 0  
**A. Historic and Adaptive Reuse** Historic adaptive reuse units: 0  
 The proposed development includes historic tax credit proceeds and is an adaptive reuse of a Total Units 78

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

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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		<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>		<b>92</b>	<b>69</b>	<b>20</b>
certified historic structure.	<b>% of Total</b>	<b>0.00%</b>		
<< Enter here Applicant's Narrative of how building will be reused >>				

<b>B. Historic</b>	Nbr Historic units:	<b>0</b>	1	B.	
The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register	Total Units	<b>78</b>			
DCA's Comments:	<b>% of Total</b>	<b>0.00%</b>			

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

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

As outlined in the Hall County Community Health Needs Assessment (CHNA) conducted by the Northeast Georgia Medical Center, the Areas of High Priority for the target area include:

- Access to Care
- Obesity and Diabetes
- Senior Health
- Hispanic Needs

Though our partnership with Good News Clinics and The Brenau University Nursing Program we hope to address these primary needs through services within the on-site Wellness Center which will offer screenings for diabetes, obesity and obesity related illnesses as well as access to Wellness programs and preventative health strategies. It is expected that Wellness Center services will be available to residents of all Phases of the proposed project both Senior and Family components, to ensure that these strategic partnerships are able to create better health outcomes for all residents of the community.

In addition to the CHNA access to services for Spanish language speakers was also identified as part of the One Hall Against Poverty and subsequent Community Transformation Plan for Midtown Gainesville. As such, it is anticipated that providers will assist patients in both English and Spanish as needed.

<b>A. Preventive Health Screening/Wellness Program for Residents</b>		<b>3</b>	<b>3</b>	<b>0</b>
1. a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?	a)	<b>Agree</b>		
b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?	b)	<b>Yes</b>		
c) The preventive health initiative includes wellness and preventive health care education and information for the residents?	c)	<b>Yes</b>		
2. Description of Service (Enter "N/a" if necessary)		Occurrence	Cost to Resident	
a) Wellness Screening		Monthly	< \$10	
b) Wellness Education		Monthly	Free	

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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	Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>69</b>	<b>20</b>
c) N/A			
d) N/A			

**B. Healthy Eating Initiative**

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

	Score Value	Self Score	DCA Score
1. The community garden and edible landscape will:			
a) Emphasize the importance of local, seasonal, and healthy food?			
b) Have a minimum planting area of at least 400 square feet?			
c) Provide a water source nearby for watering the garden?			
d) Be surrounded on all sides with fence of weatherproof construction?			
e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?			
2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?	2	0	0

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

**C. Healthy Activity Initiative**

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

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

	Score Value	Self Score	DCA Score
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?			
f) Provide trash receptacles?			
g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?			
Length of Trail			
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:

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

**20. QUALITY EDUCATION AREAS**

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Gainesville City 776

Tenancy

Family

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

<b>N/a</b>
------------

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High									
c) High	Gainesville High School 3050	09, 10, 11, 12	No	67.80	72.50	77.00	74.70	73.00	Yes
d) Primary/Elementary									
e) Middle/Junior High									
f) High	Gainesville High School 3050	09, 10, 11, 12	No						

**Scoring Justification per Applicant**

Gainesville City Schools is a charter school system, but they only have one middle and one high school (see letter from Jerry Castleberry on page 2 of 410100240AtStDevP3SchoolMap.pdf). The high school for Gainesville is a great school and has gotten better as of late. This high school will put the students who live at 240 Atlanta Street Development 3 in a great position to succeed in the next stage of their life.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>69</b>	<b>20</b>
<b>21. WORKFORCE HOUSING NEED (choose A or B)</b>	<b>2</b>	<b>2</b>	<b>0</b>
(Must use 2014 data from "OnTheMap" tool, but 2015 data may be used if available)			
<b>A.</b> Minimum jobs threshold met <u>and</u> 60% of workers within a 2-mile radius travel over 10 miles to their place of work	2		
<b>OR B.</b> Exceed the minimum jobs threshold by 50%	2		

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site			31,043	
Min Exceeded by:	0.00%	0.00%	417.38%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:  
 Total Nbr of Jobs w/in the 2-mile radius:  
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:  
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	6,000	
Total Nbr of Jobs w/in the 2-mile radius	31,043	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	18,837	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	<b>60.68%</b>	<b>0.00%</b>

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

*Scoring Justification per Applicant*

As demonstrated by the On The Map report included in tab 42, this site is in close proximaty to a significant number of jobs. Within a 2 mile radius of the site, there are over 30,000 that are available as employment options to our residents. This gives our residents options as jobs may come and go. Having this many options in close proximity is a significant factor when determining where to live and provides both economic and emotional stability for our residents.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

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

*Scoring Justification per Applicant*

Walton Communities will manage this property with the same insistence on high quality compliance as we do each and every property in our portfolio. It is our goal to make DCA's job as easy as possible so that when DCA is audited by any agency with oversight over DCA, that DCA will never be concerned with a finding coming from a property managed by Walton Communities. In this manner, we seek to uphold the reputation DCA has as the best state housing finance agency in the nation.

DCA's Comments:

<b>TOTAL POSSIBLE SCORE</b>	<b>92</b>	<b>69</b>	<b>20</b>
<b>EXCEPTIONAL NONPROFIT POINTS</b>			<b>0</b>
<b>INNOVATIVE PROJECT CONCEPT POINTS</b>			<b>0</b>

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

20

**PART NINE - SCORING CRITERIA - 2017-059 240 Atlanta Street Development Phase 3, Gainesville, Hall County**

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

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.

[Empty comment box area]

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

240 Atlanta Street Development Phase 3

Gainesville, Hall County

As shown on page 40 of the Community Transformation Plan ("CTP") we will use the secured funds to support the CTP by creating an affordable afterschool enrichment activities.

Creating special memories for our children and instilling in them the importance of good character is a focus at Walton Communities. Toward that end, we partner with non-profits, to provide a quality after-school enrichment and summer camp program to the children. The program is available at no cost for residents. Children enjoy daily activities that include homework help, snacks, crafts and games and special activities like music, drama, art, sports and field trips. This will be housed in an amenity created for children that provides a wonderful atmosphere for the children in our communities. The programs will have their own unique curriculum that has been custom designed just for them. We celebrate children's achievements with report card recognition awards, reading awards and more. Birthdays are always special occasions.

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

240 Atlanta Street Development Phase 3  
Gainesville, Hall County

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

240 Atlanta Street Development Phase 3

Gainesville, Hall County

Georgia Initiative for Community Housing (GICH) Narrative - Gainesville

The objective and goal of the Gainesville GICH plan is to (1) improve access to safe and affordable housing choices and (2) to strengthen connections between Resources and Recipients.

Objective #1 - Improve access to safe and affordable housing choices.

The key action step in meeting this goal is to work with the Housing Authority to redevelopment midtown property (Walton Summit). The timeline in meeting this objective is by supporting the final phase of Walton Summit for 2017 LIHTC application. The City of Gainesville will use its staff as a resource in meeting this goal.

Objective #2 - Strengthen connections between Resources and Recipients

The key action step in meeting this goal is to determine the role of the Gainesville Housing Authority (GHA) in the Gainesville GICH Plan. This will be an ongoing action item. The resources used by the City to complete this objective are working with GHA and Walton Communities on multi-phase LIHTC projects. The old Hunter Green Housing Project that consisted of 131 units of public housing was demolished in early 2017 and Phase 1 of Walton Summit is currently under construction. Walton Summit is a public/private partnership between GHA and Walton Communities.



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

240 Atlanta Street Development Phase 3

Gainesville, Hall 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]