

**Project Narrative**  
The Breakers at Trion  
Trion, Chattooga County

The Breakers at Trion is to be located in Trion, Georgia at 14480 Hwy 27. This project will be the first tax credit project in Trion for over 20 years. The complex as proposed consists of 68 units all reserved for elderly (HFOP, age 55 and older) and consisting of 8 one bedrooms and 60 two bedrooms. The proposal is to build two story buildings with two elevators. The units are relatively large consisting of 779 square feet one bedroom units and 1,109 square feet two bedroom units. Construction consists of a large percentage of brick exterior, decorative gables, upgraded landscaping and an energy package that exceeds the Georgia State Energy Code. The units will be certified under the Earthcraft multifamily program. The area of the site is 14.22 acres.

There are substantial favorable services and amenities nearby and the site will receive all of the amenities points plus the bonus. Amenities include a 2297 square foot clubhouse facility with a meeting area, audio and video equipment and kitchen, computer resource room and high-speed internet access available at no cost to the residents, an equipped library and a full furnished fitness room. The grounds amenities include a large gazebo and picnic pavillion and a covered patio at the community building.

Unit amenities include an in-sink disposal, dishwasher, washer dryer hookups, stove and refrigerator, microwaves and exterior patio/balconies and storage rooms. Site amenities include a raised bed garden area and an equipped walking path as well as gazebo and picnic pavillion. The buildings will have a residential sprinkler system and 100% of the units will be handicapped accessible. A community transformation plan has been completed and several non profit partners have committed to services. The developer will contribute \$50,000 from the developer fee to assure success of the community transformation plan. Services include social and recreational programs planned and overseen by the project manager, a health initiative that will include among other things a monthly health screening by Primary Health Care, and other health services sponsored by the Area Agency on Aging and coordinated transportation service by Chattooga Transit and computer training and job assistance by Mercy Care. Twenty percent of the units will be affordable to those with 50% or less AMI and approximately fifty five percent affordable to 60% AMI and there will be 17 units of Market Rate.

The Owners and Developers, Jerry and Annamarie Braden are community based developers with headquarters in Chattooga County, have a combined 74 years experience in affordable housing. Since 2000, the Bradens have developed 30 successful HOME/TC projects in Georgia and Alabama, most of those in Georgia. Braden Development has concentrated on development of Housing for Older Persons located in rural communities, by use of the HOME program as 25 of the 30 HOME projects developed since 2000 have been designed for HFOP populations.

The Town of Trion has been very supportive of this application, through resolutions to select Braden Development as the community based developer and has sponsored and attended a series of public meeting including two with defined neighborhood low income seniors and one open to the public with transformation plan partners. Braden Development was chosen by the Town of Trion because of their experience and Braden Development's partnership with a community Quarterback, a non profit, Chattooga Chamber Foundation, Inc. which is a local non profit well known in the community for its good work going back 25 or more year. There are at least three amenities within a .1 mile walking distance of this site including a shopping center, Post Office, Medical and Library and retail. This project will be financed by tax credits and USDA Section 538 funds.

**PART ONE - PROJECT INFORMATION - 2017-061 The Breakers at Trion, Trion, Chattooga 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:  
**2017-061**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 850,000	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	2017PA001 No

Was this project previously submitted to the Ga Department of Community Affairs?  Yes If Yes, please provide the information requested below for the previously submitted project:  
 Project Name previously used: The Breakers at Trion DCA Project Nbr previously assigned 2016-022  
 Has the Project Team changed?  No If No, what was the DCA Qualification Determination for the Team in that review? **Other - explain in Comments**

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Jerry W. Braden		Title	Member
Address	P.O. Box 447		Direct Line	(706) 857-1414
City	Summerville		Fax	(706) 857-2919
State	Georgia	Zip+4	30747-0447	Cellular
Office Phone	(706) 857-1414	Ext.		E-mail
		jerry@thebradengroup.com		

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

**IV. PROJECT LOCATION**

Project Name	The Breakers at Trion		Phased Project?	No
Site Street Address (if known)	14480 Old Hwy 27(Service Road)		DCA Project Nbr of previous phase:	NA
Nearest Physical Street Address *	14680 Old Hwy 27(Service Road)		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 34.532256	Longitude: -85.306125	Acreage	14.2200
City	Trion	9-digit Zip**	30753-0000	Census Tract Number
Site is predominantly located:	Within City Limits	County	Chattooga	102
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall: Rural
		HUD SA:	Non-MSA	Chattooga Co.

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

Congressional	State Senate	State House
14	53	12

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

**Political Jurisdiction**

Name of Chief Elected Official	Larry Stansell		Title	Mayor
Address	1200 Pine Street		City	Trion
Zip+4	30753-0000	Phone	(706) 734-2332	Email
		trionclerk@windstream.net		

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	68	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 - 2017-061 The Breakers at Trion, Trion, Chattooga County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	51	0
Number of 50% Units	14	0
Number of 60% Units	37	0
Number of Unrestricted (Market) Units	17	
Total Residential Units	68	
Common Space Units	0	
Total Units	68	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	53,919
Total Unrestricted (Market) Residential Unit Square Footage	18,853
Total Residential Unit Square Footage	72,772
Total Common Space Unit Square Footage	0
Total Square Footage from Units	72,772

**E. Buildings**

Number of Residential Buildings	3
Number of Non-Residential Buildings	1
Total Number of Buildings	4

Total Common Area Square Footage from Nonresidential areas	2,297
Total Square Footage	75,069

**F. Total Residential Parking Spaces**

110

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

**VI. TENANCY CHARACTERISTICS**

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

HFOP

If Other, specify:

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

**B. Mobility Impaired**

Nbr of Units Equipped:	4
Roll-In Showers	2

% of Total Units 5.9% Required: 5%

**C. Sight / Hearing Impaired**

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

% of Units for the Mobility-Impaired 50.0% Required: 40%

% of Total Units 2.9% Required: 2%

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No

**B. HOME:**

CHDO

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Rural

**X. TAX EXEMPT BOND FINANCED PROJECT**

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

**PART ONE - PROJECT INFORMATION - 2017-061 The Breakers at Trion, Trion, Chattooga 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
Jerry W. Braden	The Breakers at Trion	Direct	7		
Annamarie Braden	The Breakers at Trion	Direct	8		
Jerry W. Braden	The Village at Chickamauga II	Direct	9		
Annamarie Braden	The Village at Chickamauga II	Direct	10		
Braden Development LLC	The Breakers at Trion	Direct	11		
Braden Development LLC	The Village at Chickamauga II	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 - 2017-061 The Breakers at Trion, Trion, Chattooga County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

**B. Existing properties: currently an Extension of Cancellation Option?**  If yes, expiration year:  Nbr yrs to forgo cancellation option:

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

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

**D. Is the Project Currently Occupied?**  If Yes ----->:

Total Existing Units	<input type="text"/>
Number Occupied	<input type="text"/>
% Existing Occupied	<input type="text"/>

**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):	<input type="text"/>
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	NA
Rehab	NA
New Construction	December 31, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Applicant submitted this application last year but it was not rated by DCA. The participants have now been determined by DCA to be qualified without conditions.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-061 The Breakers at Trion, Trion, Chattooga 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)

The Breakers at Trion, L.P.				Name of Principal	Jerry W. Braden
135 North Washington Street				Title of Principal	Member
Summerville		Fed Tax ID:	TBD	Direct line	(706) 857-1414
GA	Zip+4	30747-0447	Org Type:	For Profit	Cellular
(706) 857-1414		E-mail	jerry@thebradengroup.com		

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Braden Chattooga LLC				Name of Principal	Jerry W. Braden
135 North Washington Street				Title of Principal	Member
Summerville		Website		Direct line	(706) 857-1414
GA	Zip+4	30747-0447		Cellular	(706) 766-1095
(706) 857-1414		E-mail	jerry@thebradengroup.com		

**b. Other General Partner**

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

None				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.

None				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

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

**a. Federal Limited Partner**

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

Raymond James				Name of Principal	Gary Robinson
880 Carrillon Parkway				Title of Principal	Acquisitions Manager
St. Petersburg		Website		Direct line	(800) 248-8863
GA	Zip+4	33706-0000		Cellular	
(800) 248-8863		E-mail	gary.k.robinson@raymondjames.com		

**b. State Limited Partner**

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

Raymond James				Name of Principal	Gary Robinson
880 Carrillon Parkway				Title of Principal	Acquisitions Manager
St. Petersburg		Website		Direct line	(800) 248-8863
FL	Zip+4	33706-0000		Cellular	
(800) 248-8863		E-mail	gary.k.robinson@raymondjames.com		

**3. NONPROFIT SPONSOR**

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

None				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Braden Development, LLC			Name of Principal	Jerry W. Braden
135 North Washington Street			Title of Principal	Member
Summerville	Website		Direct line	(706) 857-1414
GA	Zip+4	30747-0000	Cellular	(706) 766-1095
(706) 857-1414	E-mail	jerry@thebradengroup.com		

**B. CO-DEVELOPER 1**

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

None			Name of Principal	
			Title of Principal	
	Website		Direct line	
	Zip+4		Cellular	
	E-mail			

**C. CO-DEVELOPER 2**

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

None			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.

None			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.

None			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.

Olympia Construction, Inc.			Name of Principal	Ralph Fullerton
404 E. McKinney Ave.			Title of Principal	Owner
Albertville	Website		Direct line	(256) 878-6054
AL	Zip+4	35950-0000	Cellular	(256) 558-2764
(256) 878-6054	E-mail	sharron@olympiaconstruction.net		

**C. MANAGEMENT COMPANY**

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

Boyd Management Company			Name of Principal	Barbara Jaco
P.O. Box 23589			Title of Principal	Owner
Columbia	Website		Direct line	(803) 788-3800
SC	Zip+4	29224-3589	Cellular	
(803) 788-3800	E-mail	babbie.jaco@boydmanagement.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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<b>D. ATTORNEY</b>	Coleman Law Firm			Name of Principal	Tom Kurrie
Office Street Address	910 N. Patterson St.			Title of Principal	Partner
City	Valdosta	Website		Direct line	(229) 242-7562
State	GA	Zip+4	31601-0000	Cellular	
10-Digit Office Phone / Ext.	(912) 242-7562	E-mail	tom.kurrie@colemantalley.com		

<b>E. ACCOUNTANT</b>	Frank Gudger			Name of Principal	Frank Gudger
Office Street Address	Five Concourse Pky Suite 100			Title of Principal	Partner
City	Atlanta	Website		Direct line	(404) 892-9651
State	GA	Zip+4	30342-0000	Cellular	
10-Digit Office Phone / Ext.	(494) 898-8244	E-mail	frank.gudger@hawcpa.com		

<b>F. ARCHITECT</b>	McKean and Associates, LLC			Name of Principal	Rory McKean
Office Street Address	2315 Eastchase Lane			Title of Principal	Owner
City	Montgomery	Website		Direct line	(336) 272-4040
State	AL	Zip+4	36117-0000	Cellular	
10-Digit Office Phone / Ext.	(334) 272-4044	E-mail	mckean@mckeanarch.com		

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

<b>A. LAND SELLER (If applicable)</b>	BJ Gambill	Principal	BJ Gambill	10-Digit Phone / Ext.	7068578133
Office Street Address	P.O. Box 545			City	Trion
State	GA	Zip+4	30753-0545	E-mail	

**B. IDENTITY OF INTEREST**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-061 The Breakers at Trion, Trion, Chattooga 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? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr	Braden Chattooga, LLC	No	No	For Profit	0.0100%	Yes	Owner and Developer are the Same, Jerry and Annamarie Braden
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner	Raymond James	No	No	For Profit	99.9900%	No	
State Ltd Partner	Raymond James	No	No	For Profit		No	
NonProfit Sponsor							
Developer	Braden Development, LLC	No	Yes	For Profit		Yes	Owner and Developer are the Same, Jerry and Annamarie Braden
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor	Olympia Construction	No	No	For Profit		No	
Management Company	Boyd Management Company	No	No	For Profit		No	
<b>Total</b>					<b>100.0000%</b>		

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Developer Entity is 50% owned by Annamarie Braden, a female	
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**PART THREE - SOURCES OF FUNDS - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Bonneville Section 538	555,000	5.000%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Raymond James	6,126,728		
State Housing Credit Equity	Raymond James	2,579,114		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>9,260,842</b>		
Total Construction Period Costs from Development Budget:		<b>9,260,842</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-061 The Breakers at Trion, Trion, Chattooga 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)	Bonneville USDA 538	555,000	5.000%	40	40	32,114	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	12.80% Deferred Developer Fee	172,697	0.000%	10		20,000	Cash Flow

Total Cash Flow for Years 1 - 15: 272,003  
 DDF Percent of Cash Flow (Yrs 1-15) **63.491%** 63.491%  
 Cash flow covers DDF P&I? **Yes**

Financing Type	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant				
State, Local, or Private Grant				
Federal Housing Credit Equity	Raymond James 6,969,303	6,970,000	-697.00	63%
State Housing Credit Equity	Raymond James 3,400,000	3,400,000	0.00	31%
Historic Credit Equity				93%
Invstmt Earnings: T-E Bonds				
Invstmt Earnings: Taxable Bonds				
Income from Operations				
Other:				
Other:				
Other:				
Total Permanent Financing:	11,097,000			
Total Development Costs from Development Budget:	11,097,000			
Surplus/(Shortage) of Permanent funds to development costs:	0			

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

A section 538 USDA guaranteed loan has been applied for, the NOSA was received and the full application submitted to USDA in April 2017 and it should be funded by 9-30-17. The all in interest rate including the .5% fee will be 5%.

**PART FOUR - USES OF FUNDS - 2017-061 The Breakers at Trion, Trion, Chattooga County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				7,000	7,000				
Market Study				5,150	5,150				
Environmental Report(s)				7,000	7,000				
Soil Borings				6,500	6,500				
Boundary and Topographical Survey				14,000	14,000				
Zoning/Site Plan Fees				200	200				
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>39,850</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				371,142				371,142	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>371,142</b>	<b>-</b>	<b>-</b>	<b>371,142</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	98,453		1,400,000	1,400,000				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>1,400,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				5,216,000	5,216,000				
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>5,466,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		411,960	411,960				
Builder Overhead	6.000%	411,960	6.000%	137,320	137,320				
General Requirements*	2.000%	137,320	2.000%	411,960	411,960				
*See QAP: General Requirements policy	6.000%	411,960	6.000%	961,240	961,240				
	<b>14.000%</b>	<b>961,240</b>	<b>Subtotal</b>	<b>961,240</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>	<b>Average TCHC:</b>			115,106.47 per Res! unit	115,106.47 per unit	104.27 per total sq ft			
<b>7,827,240.00</b>				107.56 per Res! unit SF	107.56 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency	5.00%			391,362	150,000			241,362	

**PART FOUR - USES OF FUNDS - 2017-061 The Breakers at Trion, Trion, Chattooga 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	15,000			
Construction Loan Interest	27,546	27,546			
Construction Legal Fees	13,950	13,950			
Construction Period Inspection Fees	24,000	24,000			
Construction Period Real Estate Tax	13,500	13,500			
Construction Insurance	22,000	22,000			
Title and Recording Fees	5,000	5,000			
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>	120,996	120,996	-	-	-
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	136,000	136,000			
Architectural Fee - Supervision	34,000	34,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	7,000	7,000			
Accessibility Inspections and Plan Review	12,000	12,000			
Construction Materials Testing	10,000	10,000			
Engineering	30,000	30,000			
Real Estate Attorney	100,000	100,000			
Accounting	24,000	24,000			
As-Built Survey	14,000	14,000			
Other: Raymond James fee	50,000	50,000			
<b>Subtotal</b>	437,000	437,000	-	-	-
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 1,240</i>					
Building Permits	15,334	15,334			
Impact Fees					
Water Tap Fees <i>waived?</i>	34,500	34,500			
Sewer Tap Fees <i>waived?</i>	34,500	34,500			
<b>Subtotal</b>	84,334	84,334	-	-	-
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	3,000				3,000
Permanent Loan Legal Fees	12,000				12,000
Title and Recording Fees	20,000				20,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	35,000				35,000

**PART FOUR - USES OF FUNDS - 2017-061 The Breakers at Trion, Trion, Chattooga 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						
LIHTC Allocation Processing Fee	68,000	68,000				68,000
LIHTC Compliance Monitoring Fee	54,400	54,400				54,400
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: <u>Qualification Determination</u>		1,000				1,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	129,900				129,900
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		4,000				4,000
Tax Credit Legal Opinion		5,000				5,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	9,000				9,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	20.000%	269,780	269,780			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,079,120	1,079,120			
	<b>Subtotal</b>	1,348,900	1,348,900	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		35,000				35,000
Rent-Up Reserves	52,581	52,581				52,581
Operating Deficit Reserve:	121,220	121,220				121,220
Replacement Reserve		17,000				17,000
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 389	26,475	26,475			
Other: <u>Developer funded Community Initiative fund, Administered by Community</u>		50,000				50,000
	<b>Subtotal</b>	302,276	26,475	-	-	275,801
		<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>11,097,000</b>	<b>10,034,795</b>	-	-	<b>1,062,205</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	163,191.18	<b>Square Foot:</b>	147.82		

**PART FOUR - USES OF FUNDS - 2017-061 The Breakers at Trion, Trion, Chattooga 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	10,034,795	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	10,034,795	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <b>DDA/QCT</b>	130.00%		
Adjusted Eligible Basis	13,045,234	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	74.09%	74.09%	74.09%
Qualified Basis	9,665,612	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	869,905	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>869,905</b>		

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

11,389,432	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):		
11,097,000				
555,000				
10,542,000	Funding Amount	0	Hist Desig	
/ 10				
1,054,200	Federal	0.8200	State	0.4000
1.2200	=		+	
<b>864,098</b>				
850,000				
850,000				
850,000				

PART FOUR - USES OF FUNDS - 2017-061 The Breakers at Trion, Trion, Chattooga County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Water tap fees are 500 per unit for 69 units = \$34,500. Sewer taps are \$500 each for 69 units = \$34,500. The cost of construction is based on realistic assessment of the site requirements and historical building costs of this particular set of buildings under audit conditions. The site will have extra amenities beyond (raised bed gardens and equipped walking path for example) what is required by DCA and it will have a long entrance way. The developer fee is a maximum \$1,398,900 and has been reduced by \$50,000 and the \$50,000 has been placed in a service reserve for a 5 yr. funding of services. The net effect of this is that the developer is donating the \$50,000 out of the developer fee.

**PART FOUR (b) - OTHER COSTS - 2017-061 - The Breakers at Trion - Trion - Chattooga, 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**

Raymond James fee

Raymond James charges a one time fee of \$50,000 to cover their underwriting expenses

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 >>

Total Cost

**DCA-RELATED COSTS**

Qualification Determination

The DCA Qualification Determination was \$1,000

Total Cost

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

Total Cost

**EQUITY COSTS**

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

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

Developer funded Community Initiative fund, Administered by Community Quarterback (Developer fee reduced by \$50,000)

This will be developer funded and the maximum developer fee has been reduced by \$50,000. (max. fee allowed = \$1,398,900 less \$50,000 = \$1,348,900) This is a community transformation initiative to be used over a 5 year period to funded needed services

This fund will be administered by the Community Quarterback, Chattooga Chamber Foundation, Inc.

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 - 2017-061 The Breakers at Trion, Trion, Chattooga 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		
January 1, 2017	Structure	2-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			
Cooking	Electric	X			7	9			
Hot Water	Electric	X			14	19			
Air Conditioning	Electric	X			6	9			
Range/Microwave	Electric	X			11	11			
Refrigerator	Electric	X			13	13			
Other Electric	Electric				21	27			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			41	48			
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>118</b>	<b>142</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

The utility allowances are from DCA for the Northern District, effective 1-1-17

**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	8	60	0	0	0	68
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	779	39,924	0	0	40,703
0	5,453	7,763	0	0	13,216
0	6,232	47,687	0	0	53,919
0	0	18,853	0	0	18,853
0	6,232	66,540	0	0	72,772
0	0	0	0	0	0
0	6,232	66,540	0	0	72,772

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

Ancillary Income

6,110

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

2.00%

Other Income (OI) by Year:

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	25,800
Maintenance Salaries & Benefits	17,000
Support Services Salaries & Benefits	
Payroll Taxes and Health Insurance	9,000
<b>Subtotal</b>	<b>51,800</b>

**On-Site Office Costs**

Office Supplies & Postage	3,500
Telephone	2,000
Travel	1,000
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	2,330
Other (describe here)	
<b>Subtotal</b>	<b>8,830</b>

**Maintenance Expenses**

Contracted Repairs	9,000
General Repairs	9,500
Grounds Maintenance	12,000
Extermination	4,000
Maintenance Supplies	5,000
Elevator Maintenance	3,600
Redecorating	5,400
Other (describe here)	
<b>Subtotal</b>	<b>48,500</b>

**On-Site Security**

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

**Professional Services**

Legal	1,000
Accounting	5,500
Advertising	2,176
Other (describe here)	
<b>Subtotal</b>	<b>8,676</b>

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

Electricity	13	11,000
Natural Gas	0	
Water&Swr	4	3,500
Trash Collection		3,500
Other (describe here)		
<b>Subtotal</b>		<b>18,000</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	33,000
Insurance**	13,440
Other (describe here)	
<b>Subtotal</b>	<b>46,440</b>

**Management Fee:**

	<b>28,079</b>
444.01 Average per unit per year	
37.00 Average per unit per month	

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

**TOTAL OPERATING EXPENSES** **210,325**

Average per unit 3,093.01  
*Total OE Required 204,000*

**Replacement Reserve (RR)** **17,000**

Proposed average RR/unit amount:	250
<i>Minimum Replacement Reserve Calculation</i>	
<u>Unit Type</u>	<u>Units x RR Min</u> <u>Total by Type</u>
Multifamily	
Rehab	0 units x \$350 = 0
New Constr	68 units x \$250 = 17,000
SF or Duplex	0 units x \$420 = 0
Historic Rhb	0 units x \$420 = 0
<b>Totals</b>	<b>68      17,000</b>

**TOTAL ANNUAL EXPENSES** **227,325**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

The RE tax is calculated as follows: The millage rate at present inside the city limits of Trion is 27.353 millage. Assuming the property is valued for tax purposes at \$3,000,000 (Saratoga Court, another Braden property in Chattooga County is valued much lower with 48 units for \$1,238,980), which is a conservative (over estimation) then the calculated tax would be 3 million x 40% x .27353 = \$32,824 and this is rounded to \$33,000. For insurance we are presently paying \$224 per unit at Saratoga and based on 60 units that would be \$13,440.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-061 The Breakers at Trion, Trion, Chattooga 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.69%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.69%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,079
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	305,508	311,618	317,851	324,208	330,692	337,306	344,052	350,933	357,951	365,110
Ancillary Income	6,110	6,232	6,357	6,484	6,614	6,746	6,881	7,019	7,159	7,302
Vacancy	(21,813)	(22,250)	(22,695)	(23,148)	(23,611)	(24,084)	(24,565)	(25,057)	(25,558)	(26,069)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(182,246)	(187,713)	(193,345)	(199,145)	(205,119)	(211,273)	(217,611)	(224,140)	(230,864)	(237,790)
Property Mgmt	(28,079)	(28,921)	(29,789)	(30,683)	(31,603)	(32,551)	(33,528)	(34,534)	(35,570)	(36,637)
Reserves	(17,000)	(17,510)	(18,035)	(18,576)	(19,134)	(19,708)	(20,299)	(20,908)	(21,535)	(22,181)
NOI	62,480	61,457	60,344	59,139	57,838	56,436	54,929	53,313	51,584	49,736
Mortgage A	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	28,366	27,342	26,230	25,024	23,724	22,322	20,815	19,199	17,469	15,622
DCR Mortgage A	1.95	1.91	1.88	1.84	1.80	1.76	1.71	1.66	1.61	1.55
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.95	1.91	1.88	1.84	1.80	1.76	1.71	1.66	1.61	1.55
Oper Exp Coverage Ratio	1.27	1.26	1.25	1.24	1.23	1.21	1.20	1.19	1.18	1.17
Mortgage A Balance	550,534	545,840	540,906	535,719	530,267	524,536	518,511	512,179	505,522	498,525
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-061 The Breakers at Trion, Trion, Chattooga 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.69%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.69%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,079
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	372,413	379,861	387,458	395,207	403,111	411,174	419,397	427,785	436,341	445,067
Ancillary Income	7,448	7,597	7,749	7,904	8,062	8,223	8,388	8,556	8,727	8,901
Vacancy	(26,590)	(27,122)	(27,665)	(28,218)	(28,782)	(29,358)	(29,945)	(30,544)	(31,155)	(31,778)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(244,923)	(252,271)	(259,839)	(267,634)	(275,663)	(283,933)	(292,451)	(301,225)	(310,262)	(319,569)
Property Mgmt	(37,736)	(38,868)	(40,034)	(41,235)	(42,472)	(43,746)	(45,059)	(46,410)	(47,803)	(49,237)
Reserves	(22,847)	(23,532)	(24,238)	(24,965)	(25,714)	(26,485)	(27,280)	(28,098)	(28,941)	(29,810)
NOI	47,765	45,665	43,432	41,059	38,542	35,874	33,050	30,064	26,907	23,575
Mortgage A	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	13,650	11,551	9,317	6,945	4,428	1,760	(1,065)	(4,051)	(7,208)	(10,539)
DCR Mortgage A	1.49	1.42	1.35	1.28	1.20	1.12	1.03	0.94	0.84	0.73
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.49	1.42	1.35	1.28	1.20	1.12	1.03	0.94	0.84	0.73
Oper Exp Coverage Ratio	1.16	1.15	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06
Mortgage A Balance	491,170	483,439	475,312	466,769	457,789	448,350	438,428	427,998	417,035	405,511
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-061 The Breakers at Trion, Trion, Chattooga 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.69%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.69%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,079
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	453,969	463,048	472,309	481,755	491,390	501,218	511,243	521,467	531,897	542,535
Ancillary Income	9,079	9,261	9,446	9,635	9,828	10,024	10,225	10,429	10,638	10,851
Vacancy	(32,413)	(33,062)	(33,723)	(34,397)	(35,085)	(35,787)	(36,503)	(37,233)	(37,977)	(38,737)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(329,157)	(339,031)	(349,202)	(359,678)	(370,469)	(381,583)	(393,030)	(404,821)	(416,966)	(429,475)
Property Mgmt	(50,714)	(52,235)	(53,802)	(55,416)	(57,079)	(58,791)	(60,555)	(62,372)	(64,243)	(66,170)
Reserves	(30,704)	(31,625)	(32,574)	(33,551)	(34,557)	(35,594)	(36,662)	(37,762)	(38,895)	(40,062)
NOI	20,060	16,356	12,455	8,348	4,028	(512)	(5,282)	(10,291)	(15,546)	(21,058)
Mortgage A	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	(14,054)	(17,758)	(21,660)	(25,766)	(30,086)	(34,627)	(39,397)	(44,405)	(49,660)	(55,172)
DCR Mortgage A	0.62	0.51	0.39	0.26	0.13	(0.02)	(0.16)	(0.32)	(0.48)	(0.66)
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.62	0.51	0.39	0.26	0.13	(0.02)	(0.16)	(0.32)	(0.48)	(0.66)
Oper Exp Coverage Ratio	1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97	0.96
Mortgage A Balance	393,397	380,663	367,278	353,208	338,418	322,872	306,530	289,352	271,295	252,315
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-061 The Breakers at Trion, Trion, Chattooga 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.69%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.69%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,079
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	553,385	564,453	575,742	587,257	599,002
Ancillary Income	11,068	11,289	11,515	11,745	11,980
Vacancy	(39,512)	(40,302)	(41,108)	(41,930)	(42,769)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(442,359)	(455,630)	(469,299)	(483,377)	(497,879)
Property Mgmt	(68,155)	(70,200)	(72,306)	(74,475)	(76,709)
Reserves	(41,263)	(42,501)	(43,776)	(45,090)	(46,442)
NOI	(26,836)	(32,891)	(39,232)	(45,870)	(52,817)
Mortgage A	(32,114)	(32,114)	(32,114)	(32,114)	(32,114)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	(60,950)	(67,005)	(73,346)	(79,984)	(86,931)
DCR Mortgage A	(0.84)	(1.02)	(1.22)	(1.43)	(1.64)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	(0.84)	(1.02)	(1.22)	(1.43)	(1.64)
Oper Exp Coverage Ratio	0.95	0.94	0.93	0.92	0.91
Mortgage A Balance	232,363	211,391	189,345	166,172	141,813
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-061 The Breakers at Trion, Trion, Chattooga 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.

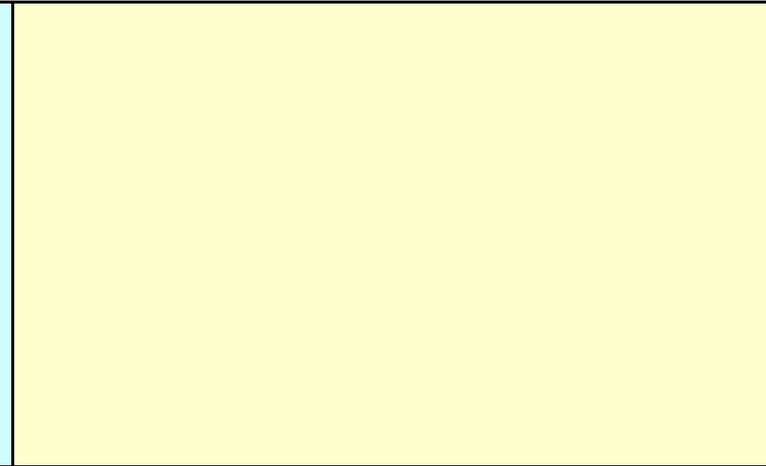
Asset Management Fee Amount (include total charged by all lenders/investors)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.69%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.69%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	28,079
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

The debt service is equal throughout the initial 15 years and is at a 1.20 DCR in year 15. While the first 10 years are slightly above the 1.5 DCR level, the dollar amounts are low and just barely enough to repay the DDF at no interest (a total cash flow for the first 10 years of \$226,113 while \$172,697 of that goes to pay the DDF).



**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

1.)
2.)
3.)
4.)
5.)
6.)
7.)
8.)
9.)
10.)
11.)
12.)
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19.)
20.)

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

Pass?

*Threshold Justification per Applicant*

The project meets all required feasibility, including construction costs, operating expense and required amenities, environmental requirements and fair housing issues including affirmative fair housing and accessibility. This application has used the concept of a community transformation plan by a qualified community developer who has partnered with a local non profit as the community quarterback and has partnered with several non profit service providers. This project has involved extensive involvement by local officials in many public meetings for planning purposes. These officials include the Mayor and Town Council of Trion as well as city employees and it has involved the Sole County Commissioner of Chattooga County and many of his employees. The Mayor of Trion attended the GICH meeting in early 2017 and the County Commissioner visited with DCA officials and attended the Affordable Housing Coalition meeting in Savannah in March, 2017 in order to be informed of resources available to the community.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

**Applicant Response DCA USE**

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	0	144,909 x 0 units = 0	0	159,399 x 0 units = 0	0
2 BR	2	0	176,506 x 0 units = 0	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	8	133,769 x 8 units = 1,070,152	0	147,145 x 0 units = 0	0
2 BR	2	60	171,988 x 60 units = 10,319,280	0	189,186 x 0 units = 0	0
3 BR	3	0	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>68</i>	<i>68</i>	<i>11,389,432</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>68</b>		<b>11,389,432</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

This project is several hundred thousand dollars under the maximum allowed.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**HFOP**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The project is designed for age 55 and older tenants

**4 REQUIRED SERVICES**

Pass?

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

**Does Applicant agree?**

**Agree**

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

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

**Semi Monthly, Birthday/Holiday/ bingo/movie social events**  
**Monthly Education i.e. Computer training, fire/police training/Gardening/Arts/Craft**  
**Health Screenings(blood pressure,diabetics) by Primary Health Care Center once month.**

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:*

There will a minimum of four services each month throughout the compliance period.

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

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

**5 MARKET FEASIBILITY**

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

Pass?	
A. <b>Jerry Koontz</b>	
B. <b>8 months</b>	
C. <b>97.60%</b>	
D. <b>24.80%</b>	

Project Nbr	Project Name
1	<b>None</b>
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.	
----	--

*Threshold Justification per Applicant*

No Tax Credit projects have been funded in Tion in the past 20 years and no HOME projects has ever been funded in Trion. Only one new construction Tax Credit project has been funded in Chattooga County in the past 20 years.

*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:

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

*Threshold Justification per Applicant*

There is no identity of interest between the buyer and seller. The property has been rezoned to allow for multi-family housing and the tract being purchased is a part of a larger tract. No appraisal has been completed.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?	
-------	--

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

A.	GEC	
----	-----	--

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)	GEC	
2)	<65	

US Hwy 27, >1,000 feet from nearest building and no other factors

D. Is the subject property located in a:

D.

- 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?

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? 

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

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

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

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

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

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

No	
----	--

- 9) Mold? 

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

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

No	
----	--

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

There are no environmental hazards on or near the property

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)	No	
2)	No	
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.	Non-minority	<<Select>>
----	--------------	------------

I. List all contiguous Census Tracts:

Chattooga Census tract 101,104,103,and 105 and Walker County 209.1

J. Is Contract Addendum included in Application?

J.		
----	--	--

*Threshold Justification per Applicant*

This is not a HOME project, Site is in CensusTrace102, it is non-minority. There are no wetlands or flood plain so 8 step process does not apply.

DCA's Comments:

--	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date: 7/1/18
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?		
A.	Yes	
B.	Contract/Option	<<Select>>
C.	Jerry W. Braden Assigned to The Breakers at Trion, L.P.	
D.	No	

*Threshold Justification per Applicant*

Contract/option is in place and it has been assigned to the applicant and there is no identity of interest and the price is the market value

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?		
A.	Yes	
B.		
C.	Yes	
D.		

*Threshold Justification per Applicant*

The site entrance will be owned by the applicant and paved as a part of the on site costs.

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

Site is zoned R-2 which allows the project concept. The entrance is zoned C2 which allows construction of an entrance way to the site. The entrance way will be owned by the applicant

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

Not Used

Pass?

1) No

*Threshold Justification per Applicant*

2) Electric

Georgia Power

2) Yes

This project is total electric and will not use gas. Georgia Power is the electric provider and a letter has been obtained concerning capacity and willingness to connect.

*DCA's Comments:*

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

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

Pass?

A1) No

2) Yes

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

1) Public water

Town of Trion

B1) Yes

2) Public sewer

Town of Trion

2) Yes

*Threshold Justification per Applicant*

Both Water and Sewer are on the site and the Town of Trion has adequate capacity for a 68 unit complex and will allow tie on.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

No

Agree

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

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

A1) Building

A2) Covered Porch

If "Other", explain here

A3) On-site laundry

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

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

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

1) Picnic Pavillion and Grill

2) Fitness Center (equipped)

3) Equipped Computer Center

4) Equipped Walking Path

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

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

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

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

*Threshold Justification per Applicant*

These are two story units with two elevators, 100% accessible with all required unit amenities

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

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

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

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

*Threshold Justification per Applicant*

This is not a rehabilitation project.

*DCA's Comments:*

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

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

A.	Yes		Pass?	
B.	Yes			
C.	Yes			
D.	Yes			

*Threshold Justification per Applicant*

The conceptual site development plan was prepared in accordance with all instructions and all site amenities are shown on the plan.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

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

A.	Agree		Pass?	
B.	Agree			

*Threshold Justification per Applicant*

The buildings will be Earthcraft Multi-family certified and will meet all QAP and DCA Architectural standards. The High Performance Building Design will apply to this project.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

**17 ACCESSIBILITY STANDARDS**

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

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

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

*Threshold Justification per Applicant*

Applicant will use a DCA approved accessibility expert to perform the above steps and will design the units to comply with items above that apply

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

1) Exterior Wall Finishes (select one)	Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
2) Major Bldg Component Materials & Upgrades (select one)	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) No		
2) No		

*Threshold Justification per Applicant*

The project is new construction. There are no waivers and will have upgrades regarding more than 40% brick and 30+ year warranty on roofing materials.

*DCA's Comments:*

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

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

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Pass?		
A. No		
B. Yes		
C. No		
D. No		
E. Certifying GP/Developer		
F. << Select Designation >>		

A letter dated April 26, 2017 has been received from DCA that the Project Team is qualified as presented to complete in the 2017 round.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

*Threshold Justification per Applicant*

A letter dated April 26, 2017 has been received from DCA that the Project Team is qualified as presented to complete in the 2017 round. There has been no change in the team since preapp.

*DCA's Comments:*

Pass?		
A. Yes		
B. No		
C. Yes		

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

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

- A. Name of Qualified non-profit: A. **NA**
- B. Non-profit's Website: B. \_\_\_\_\_
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? C.
- 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.
- 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.
- 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.
- 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.
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.
- I. Is a 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.

Pass?		

*Threshold Justification per Applicant*

The applicant is not a non-profit

*DCA's Comments:*

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

- A. Name of CHDO: **NA** 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: **0**

Pass?		

*Threshold Justification per Applicant*

The applicant is not a CHDO

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

- 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. \_\_\_\_\_

Pass?		

*Threshold Justification per Applicant*

This section does not apply as this is a "for profit" application

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

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





*Threshold Justification per Applicant*

This is new construction and there are no existing buildings or tenants living on the proposed site and therefore no relocation.

*DCA's Comments:*

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

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

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

*Threshold Justification per Applicant*

All outreach efforts are to be achieved to affirmatively market the units including race and persons with disability, homeless and incorporate use of community service providers in advance

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Application for funding is substantially below the maximum allowed construction costs,

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

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

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

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

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

**PART NINE - SCORING CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	65	20
	3	2	0

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

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **68**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
14	

Actual Percent of Residential Units:

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

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

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

Nbr of PBRA Residential Units:

3	1	2	1
	0.00%	0.00%	
	0	0	

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

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

Scoring Justification per Applicant

One point items within 2.0 mile driving distance, are post office, restaurant, pharmacy, church, retail, medical, Library, daycare, park, school, bank, police department and two point items include Walmart and Food Store. At least nine of the one point items are within a 1.0 mile driving distance for the bonus point. For a Bonus Point, A grocery store (Super Walmart) is .9 miles, a Park .4 Mi and Medical .1 Mi. all in the a through j list of items. All of these are calculated on driving distance.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

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

**PART NINE - SCORING CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

Chattooga County operates the Chattooga County Transit System for the entire county, including the site area. This is an on call system. It is advertised on the website and a telephone number is on the side of each van.

DCA's Comments:

For ALL options under this scoring criterion, <u>regardless of Competitive Pool chosen</u> , provide the information below for the transit agency/service:	
Chattooga County Transit	(706) 857-0736
Website is www.ChattoogaCountyTransit (this is an on-call system)	
Website is www.ChattoogaCountyTransit (this is an on-call system)	

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

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

NA
----

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

NA
----

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

**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.

Earth Craft House Multifamily
-------------------------------

<b>3</b>	<b>2</b>	<b>0</b>
----------	----------	----------

**Competitive Pool chosen:**

**Rural**

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

Date of Course	2/14/17	Jerry W. Braden	The Braden Group, Braden Development LLC	<b>Yes</b>
Date of Course	2/14/17	Dondi Williamson	McKean and Associates, Architects	

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

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

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

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

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

**A. Sustainable Communities Certification**

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

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

**1. EarthCraft Communities**

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

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

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

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

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

**Commitments for Building Certification:**

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

	Yes/No	Yes/No
1.	<b>Yes</b>	
2.	<b>Yes</b>	
3.	<b>Yes</b>	

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

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

**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
1.		<b>No</b>	

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

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

1	D.	1	0
1.		<b>Yes</b>	
2.		<b>N/a</b>	
3.		<b>N/a</b>	

*Scoring Justification per Applicant*

The project will commit to Earthcraft Multi family for one point and to the HERS index at least 15% over the Energy Start Target Index for an additional point.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

7	<b>0</b>	<b>0</b>
---	----------	----------

**A Census Tract Demographics**

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

& Competitive Pool chosen: **Rural**

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

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

<b>No</b>	
-----------	--

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

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

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

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

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

	Per Applicant	Per DCA	2	<b>0</b>	<b>0</b>
		<input type="text" value="&lt;Select&gt;"/>			

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

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

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

*DCA's Comments:*

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<b>TOTALS:</b>	<b>92</b>	<b>65</b>
	<b>10</b>	<b>20</b>
	<b>9</b>	<b>0</b>
	<b>No</b>	
	<b>N/a</b>	
	<b>Yes</b>	

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

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

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

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

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

www.chattoogacounty.org

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

www.chattoogacounty.org

**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.)	p 3 p 34 p 43
ii.)	11/17/16
	13 Months
	Not reauthorized, This is first

2 A. 

Yes/No	Yes/No

i.)	Yes	
ii.)	Yes	

- 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)	Imput meeting November 15, 2015	
	Summerville News, Bulletin Board at City Hall	
b)	Published local govt public mtg	Published local public bldg mtg
c)	Non-profit organization	Local business coalition
	Town of Trion Development Authority	Chattooga Chamber of Commerce

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
Project is in a QCT? **No** Census Tract Number: **102**

1.	yes	
2.	No	

Eligible Basis Adjustment: **DDA/QCT**

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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	Braden Development LLC	Website		Yes/No	Yes/No
Contact Name	Jerry W. Braden	Direct Line	(706) 857-1414	Email	jerry@thebradengroup.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	Animal Advocates of Chattooga County	Purpose:	Animal Rescue, Reduced costs for families and seniors	Letter of Support included?	
Community/neighborhd where partnership occurred	Trion and Chattooga Co	Website	None	Yes	
Contact Name	Terri Eleam	Direct Line	(706) 857-4970	Email	butch@guffinandleam.com
CBO 2 Name	Northwest Georgia Boy Scouts	Purpose:	Education, enrichment for young men	Letter of Support included?	
Community/neighborhd where partnership occurred	Trion and Chattooga Co	Website	www.nwgab38.org	Yes	
Contact Name	Kelly Meacham	Direct Line	706-235-5545	Email	kelly.meacham@scouting.org

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.

See tab 310203 in Application. Provided a permanent conservation easement valued at over \$2 million through a partnership with Georgia Land Trust. This is an on going permanent relationship with this non profit public charity.

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? p 4 p5

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	Chattooga Chamber Foundatin, Inc.	Website	www.chattoogacounty.org
Contact Name	Don Henderson	Direct Line	706-331-6628
		Email	skeziah@chattoogacounty.org

**2. Quality Transformation Plan**

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

4

2.

a) *Public and Private Engagement* Tenancy: **HFOP**

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

i. Transformation Partner 1	Local health provider	Date of Public Meeting 1 between Partners	4/19/17
Org Name	Primary Healthcare Centers	Date(s) of publication of meeting notice	4-10-17 to 4-19-17
Website	www.primaryhealthcar center.org	Publication(s)	Summerville News, Bulletin Board at Trion Town Hall
Contact Name	Sandy Matheson	Direct Line	423-421-4092
Email	mathesons@primaryhealthcarecenter.com	Social Media	None
Role	Health Care Provider, will provide screening in club house and has mobile unit	Mtg Locatn	Town of Trion Town Hall
		Which Partners were present at Public Mtg 1 between Partners?	1 and 2

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

ii. Transformation Partner 2		Transportation svcs provider	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	4/19/17
Org Name	Chattooga County Transit			Date(s) of publication of meeting notice	4-10-17 to 4-19-17
Website	www.chattoogacounty.org			Publication(s)	Summerville News, Bulleting Board at Trion Town Hall
Contact Name	Jason Winters	Direct Line		Social Media	None
Email	jwincom@windstream.net			Mtg Locatn	Town of Trion Town Hall
Role	Sole County Commissioner in charge of Chattooga Transit			Which Partners were present at Public Mtg 2 between Partners?	1 and 2
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				35
ii. Public Meetings				ii.	Yes
Meeting 1 Date	4/5/17			Dates: Mtg 2	4/12/17
Date(s) of publication of Meeting 1 notice	3-27-17 to 4-5-17,			Mtg Notice Publication	Summerville News
Publication(s)	Summerville News and Bulletin Board, Dity Hall and Saratoga			Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?	
Social Media	None			Publication(s)	Summerville News, Bulletin Board,Senior Senter
Meeting Location	Saratoga Court Apartments Clubhouse			Social Media	Local Radio station
Copy(-ies) of published notices provided in application binder?	Yes			Mtg Locatn	Chattooga Senior Center
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	Having access to Affordable Housing, affordable to seniors on limited incomes				
Goal for increasing residents' access	Build 68 units of affordable housing through CO stage				
Solution and Who Implements	Obtain LIHTC from DCA and a 528 loan guarantee from USDA, implemented by Braden Development with Help of QB organization				
Goal for catalyzing neighborhood's access	Affirmative Fair Housing Marketing efforts, local publicity.				
Solution and Who Implements	Braden Development, Boyd Management, Town of Trion, QB Organization, other team partners				
ii. Local Population Challenge 2	Having access to amenities and services outlined as needed by the input received at the two public meetings				
Goal for increasing residents' access	In addition to building units, build a wellness center, community raised garden, equipped walking path, bus stop, use Showers where possible				
Solution and Who Implements	Must first receive funding through the LIHTC and 538 program, then design the amenities, Implemented by DCA,BradenDevelopment,,USDA				
Goal for catalyzing neighborhood's access	Affirmative Fair Housing Marketing efforts, team partners word of mouth, Town of Trion Officials				
Solution and Who Implements	Build the amenities and make them available to those in the community who qualifty and desire housing with services. Braden Development,QB				
iii. Local Population Challenge 3	Lacking not only housing but access to essential health care services and affordable prices				
Goal for increasing residents' access	Build the amenities and housing and team up with a health care provider who will do health screening/education monthly on site.				
Solution and Who Implements	Provide a wellness center and team up with a health care provider, Primary Care who has a mobile unit. Braden Development,QB and Primary				
Goal for catalyzing neighborhood's access	Reach as many neighborhood as possible by Affirmative housing procedures for both fair housing and education of the neighborhood.				
Solution and Who Implements	When the facilities are built, a MOU has been signed with Primary, Advertise the availability within the neighborhood,Primary,Braden QB				
iv. Local Population Challenge 4	Seniors have a sense of isolation and desire interaction among other like situated individuals,sometime this is answer by church but that is limited				
Goal for increasing residents' access	The Clubhouse provides an oportunity not only for informative services but social interaction, through parties, bingo, movies etc.				
Solution and Who Implements	Have schedule regular social gathering in the club house. Four of these per month will be done, including eduction/wellness, Boyd Mgt. Co				
Goal for catalyzing neighborhood's access	Make social events a priority at the clubhouse so that the events are well known in the community.				
Solution and Who Implements	Reach as many neighborhood people who need access to this goal by affirmative housing marketing, Boyd,Braden Dev. QB,Service Providers				
v. Local Population Challenge 5	Most senior own a car but as they age they need substitute transportation that is affordable				
Goal for increasing residents' access	Provide a bus stop at or near the clubhouse so tha the On Call Bus system is just a phone call away.				
Solution and Who Implements	An MOU with Chattooga Transist has been signed, and they will provide free transportation daily between the Breakers and the Senior Center				
Goal for catalyzing neighborhood's access	Reach as many neighborhood residents as possible to advise of the services available at the Breakers				

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

Solution and Who Implements

An MOU with Chattooga Transist has been signed, manager will coordinate pick up activites at the bus stop.

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance **50,000**

**HFOP**

Source	Braden Development LLC		
Contact	Jerry W. Braden	Direct Line	706-8571414
Email	jerry@thebradengroup.com		
Bank Contact	Scott Tucker	Direct Line	706-859-3011

Bank Name	United Community Bank
Account Name	BC Holdings, LLC
Bank Website	www.ucbi.com
Contact Email	scott_tucker@ucbi.com

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

Description of Use of Funds: The \$50,000 will be palced in a bank account controlled by the non profit QB organization who will approve of the use of funds. Initially it appears that most of the transformation partners will provide services for free. The fund will initially be used at the rate of no more than \$10,000 per year for five years. It is hoped that this fund can be stretched beyond five years to make sure that needed services are provided over a long period of time. Initially it is anticipated that the disbursement will be limited to expenses directly tied to the on site services being provided such as expense of gatherings etc.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. These funds will go a long way toward guaranteeing the success of this transformation plan because we have been able to make building plans and amenities base on the needs expressed by Trion seniors and to identify many local non profit service providers who will initially provide free services. However, some of these non profits may fall on hard times with budget cuts and this fund will help keep the process moving even if the service providers eventually have to charge for services.

4	<b>3</b>	
1	<b>1</b>	

**2. Long-term Ground Lease**

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

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

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Rural**

Unrelated Third-Party Name	Town of Trion	Improvement Completion Date
Unrelated Third-Party Type	Government	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	No	2015-2018
Distance from proposed project site in miles, rounded up to the next tenth of a mile	0.5	miles

Description of Investment or Funding Mechanism: Water Improvements \$532,867 USDASource, Walking Trail, \$97.652 Georgia Dept of Nat Resources, Landscaping \$27,462 Ga DOT, \$463,750 Industrial Park, ARC Source

Description of Investment's Furtherance of Plan: Water - better Pressure, increased fire protection, Walking Trail for Exercise, Landscaping, added beauty to site area, Industrial Park improvements, more part time jobs for residents. These are all things that help surther achievement of the plan goals.

Description of how the investment will serve the tenant base for the proposed development: Water - better Pressure, increased fire protection, Walking Trail for Exercise, Landscaping, added beauty to site area, Industrial Park improvements, more part time jobs for residents. These are all things that help surther achievement of the plan goals. These things will help with fire protection, exercise, beauty and jobs.

Full Cost of Improvement	1,121,731	Total Development Costs (TDC):	11,097,000
as a Percent of TDC:	10.1084%		0.0000%

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

This Community Transformation Plan was an excellent tool to plan for the future of The Breakers at Trion. It exemplifies the intent of this 2017 QAP initiative in that the Developer is a community based developer who was able to spend a great deal of time in the planning of the transformation plan. It helped the developer by thoroughly analyzing the wants and needs of seniors which information will be of great impact not only on future projects in future communities and also will have an impact on the management of existing LIHTC and HOME properties. It was truly an education. My only complaint is that the number of points should be higher than nine, based on the effort. I once wrote a master's thesis which was published and I have to say this plan was just about equal work.

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

4	0
---	---

Competitive Pool chosen:

Rural

**A. Phased Developments**

Phased Development?

No

NA

3

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

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

(choose 1 or 2)

3

0	0
---	---

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

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

1.		
2.		

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

(choose 1 or 3)

4

4	0
---	---

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

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

3  
1  
2

1.	3	
2.	1	
3.		

Scoring Justification per Applicant

This is not a phased development. There have been no tax credit properties (or HOME) since 1995 in Trion which is the local government area. This property gets all 4 points.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>65</b>
	<b>2</b>	<b>20</b>
	<b>2</b>	<b>0</b>
	Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

Scoring Justification per Applicant

The market for HFOP is very good as we have a HFOP in the City of Summerville, six miles to the south. All capture rates are in the acceptable rates. In Trion no New Projects since 1995.

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:

	<b>1</b>	<b>0</b>
A.	1	
	Yes	
B.		

**12. EXCEPTIONAL NON-PROFIT**

NA

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	<b>3</b>	

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

**2**

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

Unit Total	<b>68</b>
------------	-----------

MGP	Braden Chattooga LLC	0.0100%	Jerry W. Braden	NPSponsr	None	0.0000%	0
OGP1	None	0.0000%	0	Developer	Braden Development, LLC	0.0000%	Jerry W. Braden
OGP2	None	0.0000%	0	Co-Developer 1	None	0.0000%	0
OwnCons	None	0.0000%	0	Co-Developer 2	None	0.0000%	0
Fed LP	Raymond James	99.9900%	Gary Robinson	Developmt Consult	None	0.0000%	0
State LP	Raymond James	0.0000%	Gary Robinson				

Scoring Justification per Applicant

DCA's Comments:

The points are assigned to another project.

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Score Value	Self Score	DCA Score
92	65	20

**TOTALS:**

2	1	0
1	1	

**14. DCA COMMUNITY INITIATIVES**

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

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

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

A. Yes/No Yes/No

1.	Yes	
2.	Yes	
3.	Yes	
4.	Yes	
5.	Yes	

**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: **Trion** County: **Chattooga** QCT? **No** Census Tract #: **102**

Scoring Justification per Applicant

DCA's Comments:

The site is not in a military zone. Only one GICH letter was issued to this applicant and Town leaders approved

B.	N/a	
----	-----	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

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)	Yes	

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	555,000
<b>Total</b>	<b>555,000</b>

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

Total Qualifying Sources (TQS):

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

11,097,000
5.0014%

0.0000%
---------

All indications are that the 538 funds will be obligated by September 30, 2017. Leveraged funds are more than 5% and get 2 points.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>65</b>
	<b>3</b>	<b>20</b>

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

**B. Target Population Preference**

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

Scoring Justification per Applicant

Applicant commits to accept 811 PBRA or other DCA offered RA for 10%, More than 10% of low income units are one bedroom.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

**A. Historic and Adaptive Reuse**

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

This project is not a historic preservation project

**B. Historic**

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

DCA's Comments:

Historic Credit Equity:	<input type="text" value="0"/>	2	A.	<input type="text" value="0"/>	<input type="text" value="0"/>
Historic adaptive reuse units:	<input type="text" value="0"/>	2	A.	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Units	<input type="text" value="68"/>				
% of Total	<input type="text" value="0.00%"/>				
Nbr Historic units:	<input type="text" value="0"/>	1	B.	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Units	<input type="text" value="68"/>				
% of Total	<input type="text" value="0.00%"/>				

**PART NINE - SCORING CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	65	20
	3	3	0

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

Agree	
N/a	
Yes	
Yes	
Agree	

The Breakers site is in Trion, Georgia, Chattooga County. The 2016 Health Rankings for Chattooga County for both Health Outcomes and Health Factors was 99 out of 159 counties so there is evidence of the need for improvement. The data indicated the percent of premature deaths in Chattooga County is 26% vs 15% for Georgia leading to an estimated 39 deaths in Chattooga annually that are of premature causes. The CDC data shows a lack of primary care providers (there is no hospital in the county) at 23 per 100K vs 48 per 100K in the US. Adult smoking in Chattooga is extremely high in smoking at 31 percent vs 21 percent for the US. Heart disease deaths, obesity, depression, kidney deaths are all extremely high. All of this leads to the conclusion that preventative health care such as monthly health care screenings will have a substantial impact on the quality of life in Chattooga County and Trion.

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

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

3	3	0
	Agree	
	Yes	
	Yes	

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

	Occurrence	Cost to Resident
a) Screening for diseases, such as blood pressure/diabetes, assess future risk/cholesterol/obesity, Biometric Screenings, HealthRisk	monthly	0
b) N/a		
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?

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

2	0	0

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

**PART NINE - SCORING CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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<b>TOTALS: 92</b>	<b>65</b>	<b>20</b>
2	0	0

**C. Healthy Activity Initiative**

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

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

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

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

- a)
- b)
- c)
- d)
- e)

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

- f)
- g)

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

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

2. \_\_\_\_\_

*Scoring Justification per Applicant*

An MOU has been signed with Primary Health Care Centers to provide monthly health care services on site including health screening and or wellness services.. Primary has a mobile unit but also the club house will have a wellness center. Under the transformation plan, the developer will place \$50,000 with the community quarterback to ensure that services are provided. Under the Transformation plan, other services will be provided not enumerated here but can be crossreferenced with the transformation plan. The cost initially will be provided by Primary for free but the MOU limits future charges to a minimal increases (less than \$9). Outcomes will be measured through accurate record keeping for each monthly visit as compared past experience.

*DCA's Comments:*

**20. QUALITY EDUCATION AREAS**

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

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

Trion City  
 HFOP

N/a

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	Trion Elementary School	PK 5	No	95.60	85.80	81.70	87.70	Yes	
b) Middle/Junior High	Trion Middle School	6-8	No	87.10	85.00	64.80	78.97	Yes	
c) High	Trion High School	9-12	No	77.30	71.70	86.60	78.53	Yes	
d) Primary/Elementary	Trion Elementary School	PK 5	No						
e) Middle/Junior High	Trion Middle School	6-8	No						
f) High	Trion High School	9-12	No						

*Scoring Justification per Applicant*

Residents in Trion attend the Trion City schools, which include an elementary, middle and high school and all three have CCRPI scores higher than the state average for 2013-2015. There are no other schools in Trion.

*DCA's Comments:*

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

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

**TOTALS:**

2  
2

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Trion
Chattooga
Chattooga Co.
Non-MSA
Rural

Scoring Justification per Applicant

No points are available for workforce housing needs.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

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

Base Score

Deductions

Additions

Scoring Justification per Applicant

There are no compliance issues with Jerry or Annamarie Braden on any of their projects.

DCA's Comments:

**TOTAL POSSIBLE SCORE**

**92**

<b>65</b>	<b>20</b>
-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

**PART NINE - SCORING CRITERIA - 2017-061 The Breakers at Trion, Trion, Chattooga County**

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
-----------------------	----------------------

**TOTALS:**

**92**

<b>65</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.

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative****The Breakers at Trion  
Trion, Chattooga County**

The developer, Braden Development LLC will provide \$50,000 for a fund to be controlled by the Community Quarterback organization, Chattooga Chamber Foundation, Inc. These fund are designed to be a catalyst to make sure the proposed and planned services are carried out at the Breakers at Trion complex. These funds will go into a bank account with the limitation that the funds must be used over a five year period and the emphasis is that they are not necessarily used over five year but some funds must be available for five year. It is anticipated that these funds would be used to pay for the services of health care screenings and wellness programs, education and jobs programs to be carried on in the club house facility and expenses related to making sure all of these things happen. It is the intention of the service partners that in the beginning they will provide services for free but it is also expected that a time will come when some of these services must be paid for. That being the case, we hope to stretch these funds beyond five years.

The documents include a letter from the Mayor of Trion, outlining that \$1,121,731 in funding for improvements either adjacent to or within 1/2 mile of the Breakers site have already been secured by the Town of Trion from a variety of sources that include USDA, ARC, GDOT and Georgia Department of Natural Resources. Included in this are water improvements (these are included in areas beyond 1/2 mile but encompass less than half of the land area of Trion). These projects are funded, one has just been completed in the last 12 months, one is under construction and the other two are either in the bid stage or about to go to bid. It is anticipated that all improvement will be complete by the middle or end of 2018. These improvements are to help the tenants at The Breakers as follows: Water improvement will increase water pressure in the area of Breakers, so that adequate water is available to the tenants and the fire sprinkler system works to ensure safety. The landscaping funds have already been spent on landscaping the intersection of Hwy 27 and Central Avenue, in front of the site. The ARC Grants for Industrial park improvement will help make more jobs available in Trion and more diversity, which will result in future part time jobs for resident at Breakers and the walking path will help residents in that they can walk from the Breakers to the park and then to the river, all of which will be scenic route for needed exercise.

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

The Breakers at Trion  
Trion, Chattooga County

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

The Breakers at Trion  
Trion, Chattooga County

The Town of Trion is in its third year of the program. The overall goal of the GICH program in Trion is the improvement of Housing. This is an especially critical issue in Trion because about 50% of the older parts of Trion are in a flood zone with the latest major flooding being in 2013. Goals are to be realized through five major areas: (1) Property Maintenance (2) Volunteerism (3) Education (4) Community and (5) Public and Private Investment. The Breakers at Trion, a 68 unit LIHTC proposal will be the first major Public/Private Investment which will create affordable housing for seniors of Trion. The GICH membership has assisted the developer and a local non profit, the Chattooga Chamber Foundation Inc. in creation of a Community Transformation Plan for Trion what will combine the construction activities with other needs expressed by local seniors regarding their social, health and wellbeing desires in the area of employment, education, health and transportaion. In the past three years the following things have been accomplished

- (1) Updated Construction Codes and Property Maintenance Codes.
- (2) Conducted a windshield survey of housing in Trion. Because of flooding issues, more that 100 vacant dwelling and more than 250 identified as substandard or dilapidated. Many of these houses are in a flood zone and will be eventually demolished.
- (3) 39 properties have been cited to Environmental court and 15 properties abated.
- (4) Applied for and received a \$300,000 CBDG Grant for housing in 2015
- (5) The Town recently hired a new employee who will work about 20 hours a week to assist the building official in Property Maintenance.
- (6) The GICH Team conducted a Housing Fair in March 2016 with more than 30 people receiving information about housing programs.
- (7) The Building Official has held meetings with landlords in both 2015 and 2016. Each were well received and attended.
- (8) The GICH team has contributed to the development of the Trion Urban Development Plan which was approved by the Council on November 17, 2016. In that plan, there is a recommendation that the Hwy 27 Mixed Use Corridor on the east side of town be targeted for Senior Housing to be built through a public private partnership utilizing a local developer and LIHTC's which is the Breakers project now being proposed.
- (9) The GICH team has worked with a local developer and the Chattooga Chamber Foundation, INC. to develop a community transformation plan for the city with the site location for a senior project being in the Hwy 27 mixed use corridor on the east side of Trion. That application will be submitted to DCA by The Breakers at Trion, L.P. on May 25, 2017.



## Scoring Section 16 - Innovative Project Concept Narrative

The Breakers at Trion  
Trion, Chattooga 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]