

Project Narrative**The Village at Chickamauga II
Chickamauga, Walker County**

The Village at Chickamauga II is to be located in City of Chickamauga, Georgia at 13311(Food Lion SC Ring Road) Hwy 27. This project will be a phase II adjacent to a very successful HOME project built in 2008. The complex proposed consists of 60 units all reserved for elderly (HFOP, age 55 and older) and consisting of 8 one bedrooms and 52 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 7.73 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 3397 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 pavillon 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. The buildings will have a residential sprinkler system and 100% of the units will be handicapped accessible. Social services include social and recreational programs planned and overseen by the project manager and a health initiative will take place one time per month provided by a local health provider and will include health screenings. Twenty percent of the units will be affordable to those with 50% or less AMI and approximately sixty eight percent affordable to 60% AMI and there will be seven units of Market Rate which is comparable with the number of Market Rate Units in the Phase I project.

The Owners and Developers, Jerry and Annamarie Braden 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 City of Chickamauga has been very supportative of this application because of their experience with the Phase I and the dire need for housing of this type in the community. There are at least three amenities within a .1 mile walking/driving distance of this site including a shopping center with a Food Lion grocery store, a restaurant and a Bank.

PART ONE - PROJECT INFORMATION - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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:
2017-062

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 707,997	DCA HOME (from Consent Form)	\$ 1,990,000
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-###	2017PA002
			Have any changes occurred in the project since pre-application?	No

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

Project Name previously used: _____ DCA Project Nbr previously assigned _____

Has the Project Team changed? No If No, what was the DCA Qualification Determination for the Team in that review _____

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 Village at Chickamauga II		Phased Project?	No
Site Street Address (if known)	13311 Hwy 27(Ring Road, Food Lion Shopping Cent)		DCA Project Nbr of previous phase:	NA
Nearest Physical Street Address *	147 Arrow Head Dairy Lane		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 34.888332	Longitude: -85.269591	Acreage	7.7300
City	Chickamauga	9-digit Zip**	30707-0000	Census Tract Number
Site is predominantly located:	Within City Limits	County	Walker	205.01
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall: Rural
				QCT? No DDA? No
				HUD SA: MSA Chattanooga

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

Congressional	State Senate	State House
14	53	2

** 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	Ray Crowder		Title	Mayor
Address	P.O. Box 69		City	Chickamauga
Zip+4	30707-0000	Phone	(706) 375-3177	Email
				chickamaugacityhall@gmail.com

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	60	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	53	0
Number of 50% Units	12	0
Number of 60% Units	41	0
Number of Unrestricted (Market) Units	7	
Total Residential Units	60	
Common Space Units	0	
Total Units	60	

E. Buildings

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

F. Total Residential Parking Spaces

98

D. Unit Area

Total Low Income Residential Unit Square Footage	56,137
Total Unrestricted (Market) Residential Unit Square Footage	7,763
Total Residential Unit Square Footage	63,900
Total Common Space Unit Square Footage	0
Total Square Footage from Units	63,900

Total Common Area Square Footage from Nonresidential areas	2,297
Total Square Footage	66,197

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

If Other, specify:

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP	0	Other	0

% of Total Units	5.0%	Required:	5%
% of Units for the Mobility-Impaired	66.7%	Required:	40%
% of Total Units	3.3%	Required:	2%

VI. TENANCY CHARACTERISTICS

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

HFOP

B. Mobility Impaired

Nbr of Units Equipped:	3
Roll-In Showers	2

C. Sight / Hearing Impaired

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

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC: Nonprofit 0

B. HOME: CHDO 0

(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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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	
Number Occupied	
% Existing Occupied	

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

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

F. Projected Place-In-Service Date

Acquisition	NA
Rehab	NA
New Construction	December 31, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

The participants are determined by DCA to be qualified without conditions	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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 Village at Chickamauga II, 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 Walker, 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	30716-0000		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			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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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		Cellular	(706) 766-1985
(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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

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D. ATTORNEY	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		

E. ACCOUNTANT	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		

F. ARCHITECT	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.)

A. LAND SELLER (If applicable)	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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	Yes/No	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<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 Walker LLC,(Jerry &Annamarie Braden)	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(Jerry and Annamarie Braden)	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, Inc	No	No	For Profit		No	
Managemen t Company	Boyd Management Company	No	No	For Profit		No	
Total					100.0000%		

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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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	No	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
Yes	DCA HOME * -- Amt \$	1,990,000	No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	DCA HOME	1,990,000	0.000%	24
Mortgage B	TCAP Funds	1,990,000	0.000%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Raymond James	3,971,216		
State Housing Credit Equity	Raymond James	907,000		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		8,858,216		
Total Construction Period Costs from Development Budget:		8,858,216		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	DCA HOME	1,990,000	1.000%	20			Adjusted Interest
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	0.05% deferred developer fee	579				20,000	

Total Cash Flow for Years 1 - 15: 149,623
 DDF Percent of Cash Flow (Yrs 1-15) **0.387%** 0.387%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Raymond James	5,663,398					
State Housing Credit Equity	Raymond James	2,831,988					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		10,485,965					
Total Development Costs from Development Budget:		10,485,965					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
5,663,976	-578.00	54%
2,831,988	0.00	27%
		<u>81%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

The request for the HOME loan is for an interest rate of 1% years 1 through 7, .5% years 8-15 and .25% years 16-20. Thus there will be a balloon in year 20

PART FOUR - USES OF FUNDS - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				6,000	6,000				
Market Study				5,150	5,150				
Environmental Report(s)				7,000	7,000				
Soil Borings				5,000	5,000				
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 >>									
				Subtotal	37,350	-	-	-	
ACQUISITION					ACQUISITION				
Land				896,250				896,250	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	896,250	-	-	896,250	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	156,533		1,210,000	1,210,000				
Site Construction (Off-site)									
				Subtotal	1,210,000	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				4,630,000	4,630,000				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				257,000	257,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	4,887,000	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	13.892%		365,820	365,820				
Builder Overhead	6.000%	365,820	6.000%	115,340	115,340				
General Requirements*	2.000%	121,940	1.892%	365,820	365,820				
*See QAP: General Requirements policy	6.000%	365,820	6.000%	846,980	846,980				
	14.000%	853,580	Subtotal	846,980	846,980	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs		Average TCHC:		115,733.00 per Res'l unit		115,733.00 per unit		104.90 per total sq ft	
6,943,980.00				108.67 per Res'l unit SF		108.67 per unit sq ft			
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency		5.00%		347,199	67,199			280,000	

PART FOUR - USES OF FUNDS - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee					
Construction Loan Interest					
Construction Legal Fees					
Construction Period Inspection Fees	24,000	24,000			
Construction Period Real Estate Tax	12,000	12,000			
Construction Insurance	22,000	22,000			
Title and Recording Fees					
Payment and Performance bonds	50,000	50,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	108,000	108,000	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	120,000	120,000			
Architectural Fee - Supervision	30,000	30,000			
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	10,000	10,000			
Construction Materials Testing	12,000	12,000			
Engineering	30,000	30,000			
Real Estate Attorney	125,000	125,000			
Accounting	24,000	24,000			
As-Built Survey	12,000	12,000			
Other: Raymond James fee	50,000	50,000			
Subtotal	440,000	440,000	-	-	-
LOCAL GOVERNMENT FEES Avg per unit: 1,419					
Building Permits	15,000	15,000			
Impact Fees					
Water Tap Fees waived?	45,750	45,750			
Sewer Tap Fees waived?	24,400	24,400			
Subtotal	85,150	85,150	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
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 >>					
Subtotal	20,000				20,000

PART FOUR - USES OF FUNDS - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	56,640	53,986				53,986
LIHTC Compliance Monitoring Fee	48,000	48,000				48,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: Qualification Determination		1,000				1,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	110,486				110,486
		EQUITY COSTS				
Partnership Organization Fees		3,000				3,000
Tax Credit Legal Opinion		3,000				3,000
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	6,000				6,000
		DEVELOPER'S FEE				
Developer's Overhead	20.000%	250,000	250,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	80.000%	1,000,000	1,000,000			
	Subtotal	1,250,000	1,250,000	-	-	-
		START-UP AND RESERVES				
Marketing		35,000				35,000
Rent-Up Reserves	52,818	52,818				52,818
Operating Deficit Reserve:	122,635	122,635				122,635
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 397	23,802	23,802			
Other: Extra Health Initiative Requirement by Raymond James		7,295				7,295
	Subtotal	241,550	23,802	-	-	217,748
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		10,485,965	8,955,481	-	-	1,530,484
Average TDC Per:	Unit:	174,766.08	Square Foot:	158.41		

WARNING! LIHTC Allocation Fee proposed is below minimum required.

PART FOUR - USES OF FUNDS - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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>			
Total Subtractions From Basis:	0		0

Eligible Basis Calculation

Total Basis	8,955,481	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	8,955,481	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type:	100.00%		
Adjusted Eligible Basis	8,955,481	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	87.85%	87.85%	87.85%
Qualified Basis	7,867,509	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	708,076	0	0
Total Basis Method Tax Credit Calculation	708,076		

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

11,301,048	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig		
10,485,965						
1,990,000						
8,495,965						
/ 10						
849,597						
1.2000	=	Federal	0.8000	+	State	0.4000
707,997						
707,997						
707,997						

PART FOUR - USES OF FUNDS - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The costs of construction is based on realistic assessment of the site requirements and historical building costs reconciled to present prices. This site is in the Chattanooga MSA where labor is a little higher but the site does not require extensive grading and the water retention pond is already in place. The water taps are \$750 each for 61 and the sewer taps are \$400 each for 61.

PART FOUR (b) - OTHER COSTS - 2017-062 - The Village at Chickamauga II - Chickamauga - Walker, 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 (Legal Expense)

This is a normal cost item that has occurred on many occasions with RJ over the last eight years.

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

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

Extra Health Initiative Requirement by Raymond James

Raymond James has a requirement for a reserve to be used if needed to sustain the health initiative

We believe this service will be free and we know it will be in the early years. This reserve is to be used only on an as needed basis

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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Hud Utility Model		
April 27, 2017	Structure	2-Story

Paid By (check one)

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

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	Electric Heat Pump	X			13	15			
Cooking	Electric	X			5	7			
Hot Water	Electric	X			12	16			
Air Conditioning	Electric	X			7	10			
Range/Microwave	Electric	X			12	12			
Refrigerator	Electric								
Other Electric	Electric	X			19	27			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X			33	43			
Refuse Collection			X						
Total Utility Allowance by Unit Size					0	101	130	0	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

Paid By (check one)

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

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

This is based on the HUD utility model which is required of HOME Deals

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	52	0	0	0	60
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	44,360	0	0	45,139
0	5,453	5,545	0	0	10,998
0	6,232	49,905	0	0	56,137
0	0	7,763	0	0	7,763
0	6,232	57,668	0	0	63,900
0	0	0	0	0	0
0	6,232	57,668	0	0	63,900

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

5,837

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	26,000
Maintenance Salaries & Benefits	18,000
Support Services Salaries & Benefits	
Payroll Taxes and Health Insurance	8,000
Subtotal	52,000

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)	
Subtotal	8,830

Maintenance Expenses

Contracted Repairs	8,500
General Repairs	9,000
Grounds Maintenance	11,000
Extermination	4,000
Maintenance Supplies	5,000
Elevator Maintenance	4,000
Redecorating	3,000
Other (describe here)	
Subtotal	44,500

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	1,000
Accounting	5,500
Advertising	1,450
DCA HOME Fee	750
Subtotal	8,700

Utilities (Avg\$/mth/unit)

Electricity	17	12,000
Natural Gas	0	
Water&Swr	5	3,300
Trash Collection		4,800
Other (describe here)		
Subtotal		20,100

Taxes and Insurance

Real Estate Taxes (Gross)*	37,000
Insurance**	13,500
Other (describe here)	
Subtotal	50,500

Management Fee:

	26,640
477.42 Average per unit per year	
39.78 Average per unit per month	

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

TOTAL OPERATING EXPENSES **211,270**

Average per unit 3,521.17
 Total OE Required 0

Replacement Reserve (RR) **15,000**

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

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	60 units x \$250 =	15,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	60	15,000

TOTAL ANNUAL EXPENSES **226,270**

V. APPLICANT COMMENTS AND CLARIFICATIONS

Insurance is calculated based on 225 per unit which is the 2017 rate for the Phase I project. This calculates 60 units x \$225 = \$13,500. Real estate taxes on the Phase I project for 2016 were \$10,651 for 40 units or \$267 per unit. This would equate to 60 units x \$267 = \$16,020. However, we expect the tax values to go up and we are estimating a valuation of \$3,500,000 and taxes would calculate to be \$36,464 and we have rounded this up to \$37,000. The health initiative (screenings once per month) will have no charge to the property as they are being provided at no charge. The required \$750 fee to DCA for HOME service is included above.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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:	-0.72%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.62%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,640
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	291,840	297,677	303,630	309,703	315,897	322,215	328,659	335,232	341,937	348,776
Ancillary Income	5,837	5,954	6,073	6,194	6,318	6,444	6,573	6,705	6,839	6,976
Vacancy	(20,837)	(21,254)	(21,679)	(22,113)	(22,555)	(23,006)	(23,466)	(23,936)	(24,414)	(24,903)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(184,630)	(190,169)	(195,874)	(201,750)	(207,803)	(214,037)	(220,458)	(227,072)	(233,884)	(240,900)
Property Mgmt	(26,640)	(27,439)	(28,262)	(29,110)	(29,984)	(30,883)	(31,810)	(32,764)	(33,747)	(34,759)
Reserves	(15,000)	(15,450)	(15,914)	(16,391)	(16,883)	(17,389)	(17,911)	(18,448)	(19,002)	(19,572)
NOI	50,569	49,318	47,974	46,533	44,991	43,344	41,587	39,718	37,729	35,618
Mortgage A	(34,000)	(34,000)	(33,500)	(33,000)	(31,000)	(29,500)	(28,000)	(27,000)	(25,500)	(25,000)
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	14,569	13,318	12,474	11,533	11,991	11,844	11,587	10,718	10,229	8,618
DCR Mortgage A	1.49	1.45	1.43	1.41	1.45	1.47	1.49	1.47	1.48	1.42
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.49	1.45	1.43	1.41	1.45	1.47	1.49	1.47	1.48	1.42
Oper Exp Coverage Ratio	1.22	1.21	1.20	1.19	1.18	1.17	1.15	1.14	1.13	1.12
Mortgage A Balance	1,975,835	1,961,528	1,947,580	1,933,993	1,922,280	1,911,955	1,903,034	1,895,028	1,888,448	1,882,304
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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:	-0.72%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.62%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,640
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	355,751	362,866	370,124	377,526	385,077	392,778	400,634	408,646	416,819	425,156
Ancillary Income	7,115	7,257	7,402	7,551	7,702	7,856	8,013	8,173	8,336	8,503
Vacancy	(25,401)	(25,909)	(26,427)	(26,955)	(27,494)	(28,044)	(28,605)	(29,177)	(29,761)	(30,356)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(248,127)	(255,571)	(263,238)	(271,135)	(279,269)	(287,648)	(296,277)	(305,165)	(314,320)	(323,750)
Property Mgmt	(35,802)	(36,876)	(37,982)	(39,122)	(40,295)	(41,504)	(42,749)	(44,032)	(45,353)	(46,713)
Reserves	(20,159)	(20,764)	(21,386)	(22,028)	(22,689)	(23,370)	(24,071)	(24,793)	(25,536)	(26,303)
NOI	33,378	31,004	28,493	25,836	23,030	20,068	16,945	13,652	10,185	6,537
Mortgage A	(23,000)	(22,000)	(20,000)	(18,000)	(16,000)	(15,000)	(12,000)	(10,000)	(8,000)	(5,000)
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	8,378	7,004	6,493	5,836	5,030	3,068	2,945	1,652	185	(463)
DCR Mortgage A	1.45	1.41	1.42	1.44	1.44	1.34	1.41	1.37	1.27	1.31
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.45	1.41	1.42	1.44	1.44	1.34	1.41	1.37	1.27	1.31
Oper Exp Coverage Ratio	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03	1.02
Mortgage A Balance	1,878,108	1,874,874	1,873,617	1,874,357	1,877,113	1,880,901	1,887,742	1,896,660	1,907,677	1,921,818
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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:	-0.72%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.62%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,640
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	433,659	442,332	451,179	460,202	469,406	478,794	488,370	498,138	508,101	518,263
Ancillary Income	8,673	8,847	9,024	9,204	9,388	9,576	9,767	9,963	10,162	10,365
Vacancy	(30,963)	(31,583)	(32,214)	(32,858)	(33,516)	(34,186)	(34,870)	(35,567)	(36,278)	(37,004)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(333,462)	(343,466)	(353,770)	(364,383)	(375,315)	(386,574)	(398,171)	(410,117)	(422,420)	(435,093)
Property Mgmt	(48,115)	(49,558)	(51,045)	(52,576)	(54,154)	(55,778)	(57,452)	(59,175)	(60,950)	(62,779)
Reserves	(27,092)	(27,904)	(28,742)	(29,604)	(30,492)	(31,407)	(32,349)	(33,319)	(34,319)	(35,348)
NOI	2,700	(1,332)	(5,569)	(10,015)	(14,682)	(19,574)	(24,704)	(30,077)	(35,705)	(41,596)
Mortgage A	-	-	-	-	-	-	-	-	-	-
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	700	(3,332)	(7,569)	(12,015)	(16,682)	(21,574)	(26,704)	(32,077)	(37,705)	(43,596)
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.01	1.00	0.99	0.98	0.97	0.96	0.95	0.94	0.93	0.92
Mortgage A Balance	1,941,125	1,960,625	1,980,322	2,000,216	2,020,310	2,040,606	2,061,106	2,081,812	2,102,725	2,123,849
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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:	-0.72%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	9.62%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	26,640
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	528,628	539,200	549,984	560,984	572,204
Ancillary Income	10,573	10,784	11,000	11,220	11,444
Vacancy	(37,744)	(38,499)	(39,269)	(40,054)	(40,855)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(448,145)	(461,590)	(475,438)	(489,701)	(504,392)
Property Mgmt	(64,662)	(66,602)	(68,600)	(70,658)	(72,778)
Reserves	(36,409)	(37,501)	(38,626)	(39,785)	(40,979)
NOI	(47,760)	(54,208)	(60,949)	(67,994)	(75,356)
Mortgage A	-	-	-	-	-
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	(49,760)	(56,208)	(62,949)	(69,994)	(77,356)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	0.91	0.90	0.90	0.89	0.88
Mortgage A Balance	2,145,185	2,166,736	2,188,503	2,210,488	2,232,695
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

I. OPERATING ASSUMPTIONS

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

Please Note:

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input type="text" value="2,000"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input type="text" value="-0.72%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input type="text" value="9.62%"/>
Expense Growth Rate (3.00%)	<input type="text" value="Yes"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input type="text" value="26,640"/>
Percent of Effective Gross Income	<input type="text" value="No"/>	--> If Yes, indicate actual percentage:	<input type="text"/>

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

The balance of the HOME loan is not being represented properly based on an adjustable interest rate which is being requested. We elected not to adjust the cells for fear it might cause some internal calculation problems. This proforma pays the interest for each of the 20 years and some on principal in each of the 20 years. We are requesting the adjustment at year 8 to .5% and year 15 to .25%. Repayment of the small deferred developer fee will be repaid in year 1.

PART EIGHT - THRESHOLD CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

1.)
2.)
3.)
4.)
5.)
6.)
7.)
8.)
9.)
10.)
11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
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 received a HOME consent, is a Phase II of a Phase I successful HOME-Tax Credit HFOP property. The City of Chickamauga officials were very encouraging that this application be submitted as they have been proud of the long term good community effect of the Phase I project.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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	
Detached/Semi-Detached						
Efficiency	0	0	133,109 x 0 units = 0	0	0	146,419 x 0 units = 0
1 BR	1	0	174,341 x 0 units = 0	0	0	191,775 x 0 units = 0
2 BR	2	0	211,588 x 0 units = 0	0	0	232,746 x 0 units = 0
3 BR	3	0	258,924 x 0 units = 0	0	0	284,816 x 0 units = 0
4 BR	4	0	304,750 x 0 units = 0	0	0	335,225 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	124,813 x 0 units = 0	0	0	137,294 x 0 units = 0
1 BR	1	0	163,799 x 0 units = 0	0	0	180,178 x 0 units = 0
2 BR	2	0	199,390 x 0 units = 0	0	0	219,329 x 0 units = 0
3 BR	3	0	245,408 x 0 units = 0	0	0	269,948 x 0 units = 0
4 BR	4	0	291,530 x 0 units = 0	0	0	320,683 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	103,445 x 0 units = 0	0	0	113,789 x 0 units = 0
1 BR	1	0	142,830 x 0 units = 0	0	0	157,113 x 0 units = 0
2 BR	2	0	181,076 x 0 units = 0	0	0	199,183 x 0 units = 0
3 BR	3	0	236,303 x 0 units = 0	0	0	259,933 x 0 units = 0
4 BR	4	0	294,424 x 0 units = 0	0	0	323,866 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	107,835 x 0 units = 0	0	0	118,618 x 0 units = 0
1 BR	1	8	150,968 x 8 units = 1,207,744	0	0	166,064 x 0 units = 0
2 BR	2	52	194,102 x 52 units = 10,093,304	0	0	213,512 x 0 units = 0
3 BR	3	0	258,803 x 0 units = 0	0	0	284,683 x 0 units = 0
4 BR	4	0	323,504 x 0 units = 0	0	0	355,854 x 0 units = 0
<i>Subtotal</i>	<i>60</i>	<i>60</i>	<i>11,301,048</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	60		11,301,048	0		0

Threshold Justification per Applicant

DCA's Comments:

This project is 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
Computer training, fire/police training/Gardening/Arts/Craft
Health Screenings(blood pressure,diabeties) 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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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. Jerry Koontz	
B. 8 months	
C. 99.20%	
D. 11.40%	

Project Nbr	Project Name
1	None
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 Chickamauga in the past 10 years . Only one new construction Tax Credit project has been funded in Chickamauga since the inception of the program.

DCA's Comments:

6 APPRAISALS

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

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

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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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, 800 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?

1) **No**
2) **No**
a)
b)
c)
3) **Yes**

- 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?

a) **20.000%**
b) **No**
c) **Yes**

4) State Waters/Streams/Buffers and Setbacks area?

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:

None

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

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

1) **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:

I. **Walker County tract is 205.01, surrounded by 203.02, 201, 205.02 and Catoosa 304.01**

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

No Environmental hazards will adversely affect the property. Wetland will not be disturbed/will be an asset because huge oak trees will be preserved. 205.01 is a non minority census tract

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?** Expiration Date: 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
C.	Jerry W. Braden Assigned to The Village at Chickamauga II, 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.	Yes

Threshold Justification per Applicant

The site entrance is a part of a shopping center development that has a ring road in place. This is the same ring road used by the Phase I property. Easement are in place/will be.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

Site is zoned C-2 which allows the project concept as a condition. The rezoning with a conditional use by Seniors age 55 and older has been approved. City does not consider this prime farm land.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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?

Threshold Justification per Applicant

2) Electric

Georgia Power

1) No

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?

Pass?

A1) No

2) Yes

2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

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

1) Public water

City of Chickamauga

B1) Yes

2) Public sewer

City of Chickamauga

2) Yes

Threshold Justification per Applicant

Both Water and Sewer are on the site and the City of Chickamauga has adequate capacity for a 60 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):

A1) Building

2) Exterior gathering area (if "Other", explain in box provided at right):

A2) Covered Porch

If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Picnic Pavillion and Grill

3) Equipped Computer Center

2) Fitness Center (equipped)

4)

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

1) HVAC systems

C. Agree

2) Energy Star refrigerators

1) Yes

3) Energy Star dishwashers (not required in senior USDA or HUD properties)

2) Yes

4) Stoves

3) Yes

5) Microwave ovens

4) Yes

6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR

5) Yes

b. Electronically controlled solid cover plates over stove top burners

6a) Yes

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

6b) No

1) Elevators are installed for access to all units above the ground floor.

D. Agree

2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors

1) Yes

3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988

2)

b. If No, was a DCA Architectural Standards waiver granted?

3a) Yes

3b) No

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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

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

		Pass?	
A.	Yes		
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?

		Pass?	
A.	Agree		
B.	Agree		

Threshold Justification per Applicant

The buildings will be Earthcraft Multi-family certified and will meet all QAP and DCA Architectural standards and the high performance building design applies to this project.

DCA's Comments:

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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	3	3	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 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 all items above that apply

DCA's Comments:

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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

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

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:

PART EIGHT - THRESHOLD CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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: **1,990,000**

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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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			4) Number of Down units		
2) Number of Rent Burdened Tenants			5) Number of Displaced Tenants		
3) Number of Vacancies					
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

1) Individual interviews			3) Written Notifications		
2) Meetings			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 building 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

Applicant will use HOME funds and therefore a reduction in tax credits.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker 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.

Score Value	Self Score	DCA Score
92	61	20
10	10	10
A.		0
B.		0

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

	Nbr	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	0		0		0
1			n/a		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 - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

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TOTALS:	Score Value	Self Score	DCA Score
	92	61	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: **60**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
12	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.00%	0.00%

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

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:

0.00%	0.00%
3	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, park, school, bank, police department and two point items include a Foodlion Food Store more than three items are within a 1.0 mile driving distance for the bonus point. This includes a Food Store .1 mi, medical .8 mi and day care .4 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.

	2	0
Applicant Agrees?		DCA Agrees?
Yes		
Yes		
N/a		
N/a		
Yes		

PART NINE - SCORING CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

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Score Value	Self Score	DCA Score
TOTALS:	92	61 20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

Walker County operates the Walker 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, **regardless of Competitive Pool chosen**, provide the information below for the transit agency/service:

Walker County Transit	
Website is www.WalkerCountyTransit (this is an on-call system)	
Website is www.WalkerCountyTransit (this is an on-call system)	

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

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
----------	--	--

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

NA

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

NA

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

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

C.		
----	--	--

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Earth Craft House Multifamily

3	2	0
----------	----------	----------

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	Yes
Date of Course	2/14/17	Dondi Williamson	McKean and Associates, Architects	

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

Yes	
-----	--

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

Date of Audit: [] Date of Report: []

N/a	
-----	--

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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Score Value	Self Score	DCA Score
TOTALS:	92	
	61	20

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.	Yes	
2.	Yes	
3.	Yes	

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

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

C. Exceptional Sustainable Building Certification

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? 3

C.	Yes/No	Yes/No
1.	No	

D. High Performance Building Design The proposed building design demonstrates: 1

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.

D.	1	0
1.	Yes	
2.	N/a	
3.	N/a	

Scoring Justification per Applicant

The project will commit to Earthcraft Multi family for one point and to the HERS index at 15% over the Energy Star 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	3	0
----------	----------	----------

A Census Tract Demographics

3	2	
----------	----------	--

& 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/):

Yes	
------------	--

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	1	0
--	---------------	---------	----------	----------	----------

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

D. Mixed-Income Developments in Stable Communities Market units: Total Units: Mkt Pct of Total: **2**

0	0
----------	----------

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

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Score Value	Self Score	DCA Score
TOTALS:	92	61
	10	20
	0	0
	Yes	

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
b) Includes public input and engagement during the planning stages?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<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?	<input type="text" value="<Enter page nbr(s) from Plan >"/>	<input type="text" value="<Enter page nbr(s) from Plan >"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<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?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
e) Discusses resources that will be utilized to implement the plan?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
f) Is included in full in the appropriate tab of the application binder?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

A. Community Revitalization

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

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

i.) <input type="text" value="Enter page nbr(s) here"/>
ii.) <input type="text"/>
<input type="text"/>

2 A.

<input type="text"/>	<input type="text"/>
Yes/No	Yes/No

i.) <input type="text"/>	<input type="text"/>
ii.) <input type="text"/>	<input type="text"/>

- 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) <input type="text"/>
b) <<Select Event 1 type>> <<Select Event 2 type>>
c) <<Select Entity 1 type>> <<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
 Project is in a QCT? **No** Census Tract Number: **205.01** Eligible Basis Adjustment: **0**

1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>

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	Score Value	Self Score	DCA Score
TOTALS:	92	61	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

Entity Name			Website			Yes/No	Yes/No
Contact Name	Direct Line		Email				
a) i. CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes.						i	
CBO 1 Name			Purpose:			Letter of Support included?	
Community/neighborhd where partnership occurred			Website				
Contact Name	Direct Line		Email			Letter of Support included?	
CBO 2 Name			Purpose:				
Community/neighborhd where partnership occurred			Website			Letter of Support included?	
Contact Name	Direct Line		Email				
ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder.						ii.	Yes
<div style="border: 1px solid black; height: 40px; width: 100%;"></div>							
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, <i>as delineated by the Community Transformation Plan</i> , to increase residents' access to local resources such as employment, education, transportation, and health?						Enter page nbr(s) here	
ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?							
iii. CQB Name							
Contact Name	Direct Line		Website				
			Email				

2. Quality Transformation Plan

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

4

2.

a) <i>Public and Private Engagement</i>						HFOP	
Family Applicants must engage at least two different Transformation Partner types, while Senior Applicants must engage at least one . Applicant agrees?							
i. Transformation Partner 1						<Select Transformation Partner type>	
Org Name			Date of Public Meeting 1 between Partners				
Website			Date(s) of publication of meeting notice				
Contact Name	Direct Line		Publication(s)				
Email			Social Media				
Role			Mtg Locatn				
						Which Partners were present at Public Mtg 1 between Partners?	

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Score Value	Self Score	DCA Score
TOTALS: 92	61	20

ii. Transformation Partner 2		<Select Transformation Prtrn type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name				Date(s) of publication of meeting notice	
Website				Publication(s)	
Contact Name	Direct Line			Social Media	
Email				Mtg Locatn	
Role				Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "i" or "ii" below for (b).				Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i.
or	Nbr of Respondents				
ii. Public Meetings					ii.
Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:					
i. Local Population Challenge 1					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
ii. Local Population Challenge 2					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iii. Local Population Challenge 3					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iv. Local Population Challenge 4					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
v. Local Population Challenge 5					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					

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Score Value	Self Score	DCA Score
TOTALS: 92	61	20

Solution and Who Implements

--

C. Community Investment

1. Community Improvement Fund

Amount / Balance

HFOP

4		
1	1.	

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

	Direct Line				
	Direct Line				

Bank Name	
Account Name	
Bank Website	
Contact Email	

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

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	2.		
2	3.		

3. Third-Party Capital Investment

Competitive Pool chosen: **Rural**

Unrelated Third-Party Name

Unrelated Third-Party Type

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

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

<Select unrelated 3rd party type>	Improvement Completion Date

--

Full Cost of Improvement as a Percent of TDC:

0.0000%	0.0000%
---------	---------

Total Development Costs (TDC):
10,485,965

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

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	Score Value	Self Score	DCA Score
TOTALS:	92	61	20
D.	10		
1.		No	
2.		No	

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

Transformation points are not available to this project because of the three stable communities points.

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

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

A. Phased Developments

Competitive Pool chosen:

Rural

Phased Development?

No

NA

3

--	--

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

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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

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

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

3
1
2

3	
1.	
2.	
3.	

Scoring Justification per Applicant

This is not a phased development

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	61
	2	0
	Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

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

Scoring Justification per Applicant

The Market for HFOP is exceptional. The Phase I project has 65 on the waiting list. The overall capture rate is 11.4 and existing apartments are 99.2% rented.

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0
A.	1	
	Yes	
B.		

12. EXCEPTIONAL NON-PROFIT

NA

Nonprofit Setaside selection from Project Information tab:

0

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	3	

13. RURAL PRIORITY

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2	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	60
------------	-----------

MGP	Braden Walker, 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 Site is in a rural area and these points are not claimed on other applications

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Score Value	Self Score	DCA Score
TOTALS:	92	61 20

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

1. Identifies the project as located within their GICH community: 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.		
2.		
3.		
4.		
5.		

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

B. Designated Military Zones

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

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

City: **Chickamauga** County: **Walker** QCT? **No** Census Tract #: **205.01**

Scoring Justification per Applicant

DCA's Comments:

The site is not in a military zone and not in a GICH community.

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen: **Rural**

4

4	0
Yes/No	Yes/No

Indicate that the following criteria are met:

- a) Funding or assistance provided below is binding and unconditional except as set forth in this section.
- b) Resources will be utilized if the project is selected for funding by DCA.
- c) Loans are for both construction and permanent financing phases.
- d) Loans are for a minimum period of ten years and reflect interest rates at or below AFR, with the exception that HUD 221(d)4 loans and USDA 538 loans must reflect interest rates at or below Bank prime loan, as posted on the Federal Reserve H. 15 Report on April 20, 2017, plus 100 basis points.
- e) Fannie Mae and Freddie Mac ensured loans are not used as consideration for points in this section. HUD 221(d)4 loans eligible for points.
- f) If 538 loans are being considered for points in this section, the funds will be obligated by USDA by September 30, 2017.

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

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

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

	Amount
a)	
b)	
c)	1,990,000
d)	
e)	
f)	
g)	
h)	
i)	
j)	
Total	1,990,000

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

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

10,485,965
18.9777%

0.0000%

A Home Consent was approved for this project. The amount of the HOME loan will be more than 10% of TDC and therefore receives 4 points

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	61
	3	20

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

Ranking Pts	Value	Range	Ranking Pts
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 5		6.
Total:			0

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

6
53
5
8

3	2	0
2	2	0
1.	Agree	
2.	Yes	
3.	Yes	
4.	Yes	

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

0.0%

3	0	0
1.	Disagree	
2.		

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: <<Select applicable status>>

Historic Credit Equity:

0

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:

0

Total Units

60

% of Total

0.00%

2	A.	
---	----	--

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

Nbr Historic units:

0

Total Units

60

% of Total

0.00%

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

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	61	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	
Yes	
Yes	
Yes	
Agree	

The Village site is in Chickamauga, Georgia, Walker County. The 2016 Health Rankings for Walker County for both Health Outcomes and Health Factors was 69 and 56 respectively out of 159 counties so there is evidence of the need for improvement. The data indicated the percent of premature deaths in Walker County is 24% vs 15% for Georgia leading to an estimated 93 deaths in Walker annually that are of premature causes. The CDC data shows a lack of primary care providers (there is no hospital in the county, but there actually is one on the Catoosa County Line adjacent to Walker County) at 24.7 per 100K vs 48 per 100K in the US. Adult smoking in Walker is extremely high in smoking at 26.1 percent vs 21.7 percent for the US. Obesity, overall adult health, adult physical inactivity, diabetes and poverty all very high as compared to the US. 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 live in Walker County and Chickamauga.

A. Preventive Health Screening/Wellness Program for Residents

3 3 0

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence Cost to Resident

a) Screening for diseases, such as blood pressure/diabetes, assess future risk/cholesterol/obesity, Biometric Screenings,Health risk	monthly	0
b) N/a		
c) N/a		
d) N/a		

B. Healthy Eating Initiative

2 0 0

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?

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

PART NINE - SCORING CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

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Score Value	Self Score	DCA Score
TOTALS: 92	61	20
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

A 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. These services are to be provided at no costs by Primary for free under an MOU which limits future charges to a minimal increases (less than \$9). Outcomes will be measured through accurate record keeping for each monthly visit as compared to past documented experience. The syndicator, Raymond James, will require a Healthy Initiative reserve in the amount of \$7,295 in the event those funds are needed for this initiative.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	2	0
	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?

Chickamauga 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	Chickamauga Elementary School	PK 5	No	85.50	83.20	80.90		83.20	Yes
b) Middle/Junior High	Gordon Lee Middle School	6-8	No	88.70	88.30	86.30		87.77	Yes
c) High	Gordon Lee High School	9-12	No	81.90	77.70	82.00		80.53	Yes
d) Primary/Elementary	Chickamauga Elementary School	PK 5	No						
e) Middle/Junior High	Gordon Lee Middle School	6-8	No						
f) High	Gordon Lee High School	9-12	No						

Scoring Justification per Applicant

Residents in Chickamauga attend the Chickamauga 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 Chickamauga.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

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21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
92	61	20
2	0	0

TOTALS:

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

Chickamauga
Walker
Chattanooga
MSA
Rural

Scoring Justification per Applicant

No points are available for workforce housing needs.

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

10	10	10
0		

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

DCA's Comments:

TOTAL POSSIBLE SCORE

92

61	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-062 The Village at Chickamauga II, Chickamauga, Walker County

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Score Value	Self Score	DCA Score
TOTALS: 92	61	20

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

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

The Village at Chickamauga II

Chickamauga, Walker County

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

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

The Village at Chickamauga II

Chickamauga, Walker County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

The Village at Chickamauga II

Chickamauga, Walker County

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

Scoring Section 16 - Innovative Project Concept Narrative

The Village at Chickamauga II

Chickamauga, Walker 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]