

**Project Narrative**  
Havenwood Cartersville  
Cartersville, Bartow County

Havenwood Cartersville, LP ("Havenwood") is a proposed 50 unit new construction family development which will compete in the Rural Pool. Havenwood Cartersville will be located on what is currently a vacant piece of land that is just over 5 acres. The site is located on E. Felton Road in the city limits of Cartersville, Georgia in Bartow County. The property is in a prime location within 2 miles of multiple desirable characteristics including but not limited to multiple grocery stores, a Walmart Supercenter, multiple restaurants, multiple banks, churches, a hospital, a doctor and a daycare.

The proposed project will have 3 residential buildings designed as 3/2 split level buildings and one clubhouse building. The outside of the buildings will consist of at least 40% brick and fiber cement siding. Havenwood will participate in Enterprises Foundation's Green Communities certification under the guidance of an Enterprise Qualified Technical Advisor provider.

Havenwood will have several amenities targeted towards families. The amenities include but are not limited to:

- Community center for community events and health education seminars
- Fitness center with exercise equipment
- Fully equipped computer center
- Equipped room to be used for private medical screenings with a health care provider
- Playground

As stated above, the community will have a total of 50 units for low income and market rate tenants. The unit mix is as follows:

- 14 – 1 bedroom / 1 bathroom units
- 24 – 2 bedroom / 2 bathroom units
- 12 – 3 bedroom / 2 bathroom units

The market feasibility analysis shows an overall capture rate of 5.10% for the tax credit units and .9% for the market rate units. This strongly demonstrates need for not just affordable housing in Cartersville but for housing in general. Also, DCA has not funded a project in the city limits of Cartersville since before 2000. The City of Cartersville has fantastic schools and desperately needs family affordable housing.

The proposed project will be partially financed with a HUD 221(d)(4) 1st position construction and permanent loan in an amount that exceeds 10% of Total Development Costs and has obtained a "serious consideration" letter from HUD and a preliminary commitment from a HUD lender. The project will also have a 2nd position construction loan from Sterling Bank. Affordable Equity Partners will provide the Federal and State tax credit equity.

Havenwood has signed a memorandum of understanding with a qualified health provider who will provide health screenings and health education on a monthly basis to the tenants.

**PART ONE - PROJECT INFORMATION - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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:

**2017-064**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 721,863	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round	Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application? No

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Maxwell Elbe		Title	Principal
Address	1831 Village Crossing Dr.		Direct Line	(678) 895-6172
City	Charleston		Fax	
State	SC	Zip+4	29492-8540	Cellular
Office Phone	(678) 895-6172	Ext.		(678) 895-6172
		E-mail	max@lchousing.com	

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

**IV. PROJECT LOCATION**

Project Name	Havenwood Cartersville		Phased Project?	No
Site Street Address (if known)	E Felton Rd, Tax ID #C094-0001-005		DCA Project Nbr of previous phase:	N/A
Nearest Physical Street Address *	296 E. Felton Road		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 34.191260	Longitude: -84.781879	Acreage	5.0300
City	Cartersville	9-digit Zip**	30121-2405	Census Tract Number
Site is predominantly located:	Within City Limits	County	Bartow	9604.02
In USDA Rural Area?	Yes	In DCA Rural County?	No	Overall: Rural
		QCT?	No	DDA? No
		HUD SA:	MSA	Atlanta-Sandy Springs-Ma

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

Congressional	State Senate	State House
11	14	15

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

**Political Jurisdiction**

City of Cartersville	Website	http://www.cityofcartersville.org
Name of Chief Elected Official	Title	Mayor
Address	City	Cartersville
Zip+4	Phone	(770) 387-2887
30120-3121		cartersvillemayor@yahoo.com

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	50	Adaptive Reuse:	0	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 - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	38	0
Number of 50% Units	12	0
Number of 60% Units	26	0
Number of Unrestricted (Market) Units	12	
Total Residential Units	50	
Common Space Units	0	
Total Units	50	

**E. Buildings**

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

**F. Total Residential Parking Spaces**

100

**D. Unit Area**

Total Low Income Residential Unit Square Footage	35,300
Total Unrestricted (Market) Residential Unit Square Footage	11,800
Total Residential Unit Square Footage	47,100
Total Common Space Unit Square Footage	0
Total Square Footage from Units	47,100

Total Common Area Square Footage from Nonresidential areas	1,934
Total Square Footage	49,034

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

If Other, specify:

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

% of Total Units	6.0%	Required:	5%
% of Units for the Mobility-Impaired	66.7%	Required:	40%
% of Total Units	2.0%	Required:	2%

**VI. TENANCY CHARACTERISTICS**

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

Family

**B. Mobility Impaired**

Nbr of Units Equipped:	3
Roll-In Showers	2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	1
------------------------	---

**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  

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No

**B. HOME:**

CHDO No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Rural

**X. TAX EXEMPT BOND FINANCED PROJECT**

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

**PART ONE - PROJECT INFORMATION - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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
Lowcountry Housing Communities GA, LLC	Havenwood Columbus	Direct	7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

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

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

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

If Yes ----->: Total Existing Units

Number Occupied

% Existing Occupied

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

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

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

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	June 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

--	--

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

**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)

Havenwood Cartersville, LP				Name of Principal		Maxwell Elbe
1831 Village Crossing Dr.				Title of Principal		Principal
Charleston		Fed Tax ID:		Direct line		(678) 895-6172
SC	Zip+4	29492-8540	Org Type:	For Profit	Cellular	
(678) 895-6172		E-mail		max@lchousing.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.

Bartow Housing LC, LLC				Name of Principal		Maxwell Elbe
1831 Village Crossing Dr.				Title of Principal		Principal
Charleston		Website		Direct line		(678) 895-6172
SC	Zip+4	29492-8540	Cellular		(678) 895-6172	
(678) 895-6172		E-mail		max@lchousing.com		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

Affordable Equity Partners, Inc.				Name of Principal		Brian Kimes
206 Peach Way				Title of Principal		Vice President
Columbia		Website		Direct line		(573) 443-2021
MO	Zip+4	65203-4924	Cellular		(573) 424-8811	
(573) 443-2021		E-mail		bkimes@aepartners.com		

**b. State Limited Partner**

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

Affordable Equity Partners, Inc.				Name of Principal		Brian Kimes
206 Peach Way				Title of Principal		Vice President
Columbia		Website		Direct line		(573) 443-2021
MO	Zip+4	65203-4924	Cellular		(573) 424-8811	
(573) 443-2021		E-mail		bkimes@aepartners.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Lowcountry Housing Communities GA, LLC				Name of Principal	Maxwell Elbe
1831 Village Crossing Dr.				Title of Principal	Principal
Charleston	Website	www.lchousing.com		Direct line	(678) 895-6172
SC	Zip+4	29492-8540		Cellular	(678) 895-6172
(678) 895-6172	E-mail	max@lchousing.com			

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

Josh Thomason				Name of Principal	Josh Thomason
295 W Crossville Rd, Suite 720				Title of Principal	
Roswell	Website	piedmonthousinggroup.com		Direct line	(404) 202-1357
GA	Zip+4	30075-6229		Cellular	(404) 202-1357
(404) 202-1357	E-mail	josh@piedmonthousinggroup.com			

**B. GENERAL CONTRACTOR**

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

Fairway Construction				Name of Principal	Will Markel
206 Peach Way				Title of Principal	Vice President
Columbia	Website	www.fairwayconstruction.net		Direct line	(573) 443-2021
MO	Zip+4	65203-4924		Cellular	
(573) 443-2021	E-mail	wmarkel@jesmith.com			

**C. MANAGEMENT COMPANY**

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

Fairway Management				Name of Principal	Ryan Stevens
206 Peach Way				Title of Principal	Director of Operations
Columbia	Website	www.fairwaymanagement.com		Direct line	(573) 443-2021
MO	Zip+4	65203-4924		Cellular	(573) 268-3474
(573) 443-2021	E-mail	rstevens@fairwaymanagement.com			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

<b>D. ATTORNEY</b>	Coleman Talley			Name of Principal	Greg Clark
Office Street Address	910 North Patterson Street			Title of Principal	Partner
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	31601-4531	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	greg.clark@colemantalley.com		

<b>E. ACCOUNTANT</b>	Aprio			Name of Principal	Frank Gudger
Office Street Address	5 Concourse Parkway Suite 1000			Title of Principal	Partner in Charge
City	Atlanta	Website	www.aprio.com	Direct line	(404) 898-8244
State	GA	Zip+4	30328-6132	Cellular	(678) 362-0453
10-Digit Office Phone / Ext.	(404) 892-9651	E-mail	frank.gudger@aprio.com		

<b>F. ARCHITECT</b>	Martin Riley Associates – Architects, P.C.			Name of Principal	Mike Riley
Office Street Address	215 Church Street			Title of Principal	Partner
City	Decatur	Website	www.martin-riley.com	Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

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

<b>A. LAND SELLER (If applicable)</b>	Mike-Dale-Rita, LLC	Principal	Dale Boyd	10-Digit Phone / Ext.	(678) 414-3031
Office Street Address	8 Bob White Trail			City	Cartersville
State	GA	Zip+4	30120-4034	E-mail	59boyd@gmail.com

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	Affordable Equity Partners, Inc., the investor which will own 99.99% of the partnership that owns the property, and Fairway Construction are part of a family of companies under the JES Holdings, LLC.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	Yes	Affordable Equity Partners, Inc., the syndicator, and Fairway Construction are part of a family of companies under the JES Holdings, LLC.
7. Developer and Consultant?	No	
8. Other	Yes	Affordable Equity Partners, Inc., Fairway Management and Fairway Construction are part of a family of companies under the JES Holdings, LLC.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

**Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.**

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

**C. ADDITIONAL INFORMATION**

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

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>The Managing General Partner has an identity of interest with the Developer. The Federal Limited Partner, State Limited Partner, Contractor and Management Company all have identity of interests with one another.</p> <p>Consulting information can be found in Tab 19, Item 19.</p>	
---	--

**PART THREE - SOURCES OF FUNDS - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		Yes	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
No	DCA HOME * -- Amt \$		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	FHA HUD 221(d)(4)	1,310,000	5.000%	18
Mortgage B	Sterling Bank	4,853,110	5.500%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Lowcountry Housing Communities GA, LLC	578,214		
Federal Housing Credit Equity	Affordable Equity Partners, Inc.	1,154,865		
State Housing Credit Equity	Affordable Equity Partners, Inc.	512,471		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>8,408,660</b>		
Total Construction Period Costs from Development Budget:		<b>8,408,661</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>(1)</b>		

**PART THREE - SOURCES OF FUNDS - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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)	FHA HUD 221(d)(4)	1,310,000	5.000%	40	40	75,801	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 1.67%	Lowcountry Housing Communities GA, LLC	19,274	0.000%	15	0	19,274	Cash Flow

Total Cash Flow for Years 1 - 15: 296,073  
 DDF Percent of Cash Flow (Yrs 1-15) 6.510% 6.510%  
 Cash flow covers DDF P&I? **Yes**

Financing Type	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant				
State, Local, or Private Grant				
Federal Housing Credit Equity	Affordable Equity Partners, Inc. 5,774,323	5,774,900	-577.00	60%
State Housing Credit Equity	Affordable Equity Partners, Inc. 2,562,356	2,562,612	-255.88	27%
Historic Credit Equity				86%
Invstmt Earnings: T-E Bonds				
Invstmt Earnings: Taxable Bonds				
Income from Operations				
Other:				
Other:				
Other:				
Total Permanent Financing:	9,665,953			
Total Development Costs from Development Budget:	9,665,953			
Surplus/(Shortage) of Permanent funds to development costs:	0			

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

The State Limited Partner will contribute capital for an allocation of 99.99% of the State Tax Credits at \$.355 per credit.  
 The Federal Limited Partner will contribute capital for an allocation of 99.99% of the Federal Tax Credits at \$.80 per credit.

**PART FOUR - USES OF FUNDS - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				6,000	6,000				
Market Study				7,500	7,500				
Environmental Report(s)				7,500	7,500				
Soil Borings				6,500	6,500				
Boundary and Topographical Survey				5,400	5,400				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>32,900</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				800,000				800,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				<b>Subtotal</b>	<b>800,000</b>	<b>-</b>	<b>-</b>	<b>800,000</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	258,449		1,300,000	1,170,000			130,000	
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>1,300,000</b>	<b>-</b>	<b>-</b>	<b>130,000</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				3,697,350	3,697,350				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				157,000	157,000				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>3,854,350</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		309,261	309,261				
Builder Overhead	6.000%	309,261	6.000%	103,087	103,087				
General Requirements*	2.000%	103,087	2.000%	309,261	309,261				
*See QAP: General Requirements policy	6.000%	309,261	6.000%	721,609	721,609				
	<b>14.000%</b>	<b>721,609</b>	<b>Subtotal</b>	<b>721,609</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>			<b>Average TCHC:</b>	117,519.18 per Res'l unit	117,519.18 per unit	119.83 per total sq ft			
5,875,959.00				124.75 per Res'l unit SF	124.75 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency	5.00%			293,798	293,798				

**PART FOUR - USES OF FUNDS - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	61,900	61,900			
Construction Loan Interest	246,346	202,101			44,244
Construction Legal Fees	48,500	48,500			
Construction Period Inspection Fees	27,000	27,000			
Construction Period Real Estate Tax	5,500	5,500			
Construction Insurance	15,000	15,000			
Title and Recording Fees	5,000	5,000			
Payment and Performance bonds	29,380	29,380			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>438,625</b>	<b>394,381</b>	<b>-</b>	<b>-</b>	<b>44,244</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	82,080	82,080			
Architectural Fee - Supervision	22,000	22,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	35,440	35,440			
Accessibility Inspections and Plan Review	6,500	6,500			
Construction Materials Testing	20,000	20,000			
Engineering	65,000	65,000			
Real Estate Attorney	30,000	15,000			15,000
Accounting	20,500	20,500			
As-Built Survey	3,400	3,400			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>304,920</b>	<b>289,920</b>	<b>-</b>	<b>-</b>	<b>15,000</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 5,676					
Building Permits	9,485	9,485			
Impact Fees	49,438	49,438			
Water Tap Fees waived? <input type="text" value="No"/>	110,120	110,120			
Sewer Tap Fees waived? <input type="text" value="No"/>	114,750	114,750			
<b>Subtotal</b>	<b>283,793</b>	<b>283,793</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	45,850				45,850
Permanent Loan Legal Fees	11,645				11,645
Title and Recording Fees	15,000				15,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: 221(d)(4) FHA Fees	17,030				17,030
<b>Subtotal</b>	<b>89,525</b>				<b>89,525</b>

**PART FOUR - USES OF FUNDS - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		2,000				2,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		-				-
LIHTC Allocation Processing Fee	57,749	57,749				57,749
LIHTC Compliance Monitoring Fee	40,000	40,000				40,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		3,000				3,000
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	109,249				109,249
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		1,500				1,500
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	1,500				1,500
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	50.000%	578,214	578,214			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	50.000%	578,214	578,214			
	<b>Subtotal</b>	1,156,429	1,156,429	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		25,000				25,000
Rent-Up Reserves	56,000	56,000				56,000
Operating Deficit Reserve:	149,900	149,900				149,900
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 700	35,000	35,000			
Other: <u>Additional FHA Reserve</u>		13,355				13,355
	<b>Subtotal</b>	279,255	35,000	-	-	244,255
		<b>OTHER COSTS</b>				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>9,665,953</b>	<b>8,232,180</b>	<b>-</b>	<b>-</b>	<b>1,433,773</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	193,319.05	<b>Square Foot:</b>	197.13		

**PART FOUR - USES OF FUNDS - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

**Subtractions From Eligible Basis**

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <Enter detailed description here; use Comments section if needed>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>

**Eligible Basis Calculation**

Total Basis	8,232,180	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	8,232,180	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: State Boost	130.00%		
Adjusted Eligible Basis	10,701,834	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	74.95%	74.95%	74.95%
Qualified Basis	8,020,695	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	721,863	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>721,863</b>		

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

9,671,390	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):	
9,665,953			
1,310,000			
8,355,953	Funding Amount	0	Hist Desig
/ 10			
835,595	Federal	0.8000	State
1.1550	=		+ 0.3550
<b>723,459</b>			
721,863			
721,863			
<b>721,863</b>			

PART FOUR - USES OF FUNDS - 2017-064 Havenwood Cartersville, Cartersville, Bartow County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard cost estimates provided by experienced multi-family construction company.

See Tab 1 in this application for a breakout of Local Government Fees.

Construction Period Interest estimated based on construction loan interest rate and timing of equity pay-ins. Construction loan fee based upon amount in preliminary debt commitment.

Professional Costs and Fees amounts estimated based upon other deals in owner's portfolio.

**PART FOUR (b) - OTHER COSTS - 2017-064 - Havenwood Cartersville - Cartersville - Bartow, County**

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

221(d)(4) FHA Fees

Up Front MIP Fee: \$6,550  
Application Fee: \$3,930  
Inspection Fee: \$6,550  
  
Please see 221(d)(4) commitment Tab 1, Section 10 05

Total Cost

**DCA-RELATED COSTS**

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

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**

Additional FHA Reserve

Please see Lancaster Pollard USDA Commitment in Tab 1, Section 1,05  
  
The "Reserves" required by Lancaster Pollard for the HUD 221d4 Loan total \$219,255. The language in the letter states that the "DCA reserve requirements will satisfy the 221d4 Requirements". The DCA required reserves are the Operating Reserve of \$149,900 and the Rent-up Reserve of \$56,000. The DCA required Reserves total \$322,571. The difference between the HUD221d4 required reserves and the DCA required reserves is \$13,355.

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 - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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

GA DCA - North Region		
January 1, 2017	Structure	

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

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

**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	14	24	12	0	0	50
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	6,000	12,350	5,750	0	24,100
0	3,000	4,750	3,450	0	11,200
0	9,000	17,100	9,200	0	35,300
0	1,500	5,700	4,600	0	11,800
0	10,500	22,800	13,800	0	47,100
0	0	0	0	0	0
0	10,500	22,800	13,800	0	47,100

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

Ancillary Income

7,120

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	32,000
Maintenance Salaries & Benefits	18,000
Support Services Salaries & Benefits	4,400
Other (describe here)	
<b>Subtotal</b>	<b>54,400</b>

**On-Site Office Costs**

Office Supplies & Postage	6,000
Telephone	2,293
Travel	
Leased Furniture / Equipment	600
Activities Supplies / Overhead Cost	5,500
<b>Subtotal</b>	<b>14,393</b>

**Maintenance Expenses**

Contracted Repairs	7,200
General Repairs	12,000
Grounds Maintenance	12,000
Extermination	7,000
Maintenance Supplies	3,750
Elevator Maintenance	
Redecorating	6,500
Other (describe here)	
<b>Subtotal</b>	<b>48,450</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	550
<b>Subtotal</b>	<b>550</b>

**Professional Services**

Legal	4,000
Accounting	8,500
Advertising	3,000
Healthy Housing	10,020
<b>Subtotal</b>	<b>25,520</b>

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

Electricity	17	10,000
Natural Gas	0	
Water&Swr	10	6,000
Trash Collection		10,000
Cable		900
<b>Subtotal</b>		<b>26,900</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	20,615
Insurance**	16,287
Other (describe here)	
<b>Subtotal</b>	<b>36,903</b>

**Management Fee:**

	<b>16,884</b>
363.10	Average per unit per year
30.26	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **224,000**

Average per unit 4,479.99  
*Total OE Required 175,000*

**Replacement Reserve (RR)** **12,500**

Proposed average RR/unit amount:	<b>250</b>
----------------------------------	------------

*Minimum Replacement Reserve Calculation*

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	50 units x \$250 =	12,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>50</b>	<b>12,500</b>

**TOTAL ANNUAL EXPENSES** **236,500**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

See Tab 1, Section 11 07 for documentation on Real Estate Taxes and Insurance

See Tab 1, Section 5 011 for documentation of Healthy Housing expense

All of the residential buildings will be 3/2 split level walk-ups.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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:	-0.59%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	355,980	363,100	370,362	377,769	385,324	393,031	400,891	408,909	417,087	425,429
Ancillary Income	7,120	7,262	7,407	7,555	7,706	7,861	8,018	8,178	8,342	8,509
Vacancy	(25,417)	(25,925)	(26,444)	(26,973)	(27,512)	(28,062)	(28,624)	(29,196)	(29,780)	(30,376)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(207,116)	(213,329)	(219,729)	(226,321)	(233,110)	(240,104)	(247,307)	(254,726)	(262,368)	(270,239)
Property Mgmt	(16,884)	(17,222)	(17,566)	(17,918)	(18,276)	(18,641)	(19,014)	(19,395)	(19,782)	(20,178)
Reserves	(12,500)	(12,875)	(13,261)	(13,659)	(14,069)	(14,491)	(14,926)	(15,373)	(15,835)	(16,310)
NOI	101,183	101,010	100,769	100,454	100,063	99,593	99,039	98,397	97,665	96,835
Mortgage A	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)
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	23,382	23,209	22,968	22,652	22,262	21,792	21,238	20,595	19,863	19,034
DCR Mortgage A	1.33	1.33	1.33	1.33	1.32	1.31	1.31	1.30	1.29	1.28
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.33	1.33	1.33	1.33	1.32	1.31	1.31	1.30	1.29	1.28
Oper Exp Coverage Ratio	1.43	1.41	1.40	1.39	1.38	1.36	1.35	1.34	1.33	1.32
Mortgage A Balance	1,299,459	1,288,379	1,276,733	1,264,490	1,251,621	1,238,093	1,223,874	1,208,927	1,193,215	1,176,699
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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:	-0.59%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	433,938	442,616	451,469	460,498	469,708	479,102	488,684	498,458	508,427	518,596
Ancillary Income	8,679	8,852	9,029	9,210	9,394	9,582	9,774	9,969	10,169	10,372
Vacancy	(30,983)	(31,603)	(32,235)	(32,880)	(33,537)	(34,208)	(34,892)	(35,590)	(36,302)	(37,028)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(278,346)	(286,696)	(295,297)	(304,156)	(313,281)	(322,679)	(332,360)	(342,330)	(352,600)	(363,178)
Property Mgmt	(20,582)	(20,993)	(21,413)	(21,841)	(22,278)	(22,724)	(23,178)	(23,642)	(24,115)	(24,597)
Reserves	(16,799)	(17,303)	(17,822)	(18,357)	(18,907)	(19,475)	(20,059)	(20,661)	(21,280)	(21,919)
NOI	95,906	94,874	93,731	92,475	91,099	89,598	87,969	86,204	84,298	82,246
Mortgage A	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)
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	18,105	17,072	15,930	14,673	13,297	11,797	10,168	8,403	6,497	4,444
DCR Mortgage A	1.27	1.25	1.24	1.22	1.20	1.18	1.16	1.14	1.11	1.09
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.27	1.25	1.24	1.22	1.20	1.18	1.16	1.14	1.11	1.09
Oper Exp Coverage Ratio	1.30	1.29	1.28	1.27	1.26	1.25	1.23	1.22	1.21	1.20
Mortgage A Balance	1,159,339	1,141,090	1,121,907	1,101,743	1,080,548	1,058,268	1,034,848	1,010,230	984,353	957,151
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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:	-0.59%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	528,968	539,547	550,338	561,345	572,571	584,023	595,703	607,617	619,770	632,165
Ancillary Income	10,579	10,791	11,007	11,227	11,451	11,680	11,914	12,152	12,395	12,643
Vacancy	(37,768)	(38,524)	(39,294)	(40,080)	(40,882)	(41,699)	(42,533)	(43,384)	(44,252)	(45,137)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(374,074)	(385,296)	(396,855)	(408,761)	(421,023)	(433,654)	(446,664)	(460,064)	(473,865)	(488,081)
Property Mgmt	(25,089)	(25,591)	(26,103)	(26,625)	(27,157)	(27,700)	(28,254)	(28,819)	(29,396)	(29,984)
Reserves	(22,576)	(23,254)	(23,951)	(24,670)	(25,410)	(26,172)	(26,957)	(27,766)	(28,599)	(29,457)
NOI	80,039	77,674	75,141	72,436	69,551	66,478	63,209	59,737	56,053	52,149
Mortgage A	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)
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	2,238	(128)	(2,660)	(5,365)	(8,250)	(11,323)	(14,592)	(18,064)	(21,748)	(25,652)
DCR Mortgage A	1.06	1.02	0.99	0.96	0.92	0.88	0.83	0.79	0.74	0.69
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.06	1.02	0.99	0.96	0.92	0.88	0.83	0.79	0.74	0.69
Oper Exp Coverage Ratio	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10
Mortgage A Balance	928,558	898,502	866,909	833,699	798,789	762,094	723,522	682,976	640,355	595,554
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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:	-0.59%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	644,808	657,705	670,859	684,276	697,961
Ancillary Income	12,896	13,154	13,417	13,686	13,959
Vacancy	(46,039)	(46,960)	(47,899)	(48,857)	(49,834)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(502,724)	(517,806)	(533,340)	(549,340)	(565,820)
Property Mgmt	(30,583)	(31,195)	(31,819)	(32,455)	(33,104)
Reserves	(30,341)	(31,251)	(32,189)	(33,154)	(34,149)
NOI	48,018	43,647	39,029	34,155	29,013
Mortgage A	(75,801)	(75,801)	(75,801)	(75,801)	(75,801)
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	(29,784)	(34,154)	(38,772)	(43,646)	(48,788)
DCR Mortgage A	0.63	0.58	0.51	0.45	0.38
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.63	0.58	0.51	0.45	0.38
Oper Exp Coverage Ratio	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	548,461	498,959	446,923	392,226	334,730
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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:	-0.59%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

--	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

1.)
2.)
3.)
4.)
5.)
6.)
7.)
8.)
9.)
10.)
11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

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

Pass?

*Threshold Justification per Applicant*

This application demonstrates that the proposed project is feasible and viable under DCA's rules and requirements that are outlined in the 2017 Qualified Allocation Plan ("QAP"). The application conforms to the 2017 QAP.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

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

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
1 BR	1	14	150,379 x 14 units = 2,105,306	0	0	165,416 x 0 units = 0
2 BR	2	24	190,725 x 24 units = 4,577,400	0	0	209,797 x 0 units = 0
3 BR	3	12	249,057 x 12 units = 2,988,684	0	0	273,962 x 0 units = 0
4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>50</i>	<i>50</i>	<i>9,671,390</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	0	157,897 x 0 units = 0	0	0	173,686 x 0 units = 0
2 BR	2	0	203,010 x 0 units = 0	0	0	223,311 x 0 units = 0
3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>50</b>		<b>9,671,390</b>	<b>0</b>		<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

As shown above, the project is within DCA's allowable cost limits.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The development team selects Family for the tenancy of the proposed project.

**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:

**Game nights and/or birthday parties every two weeks.**  
**Monthly computer tutoring classes**

C. For applications for rehabilitation of existing congregate supportive housing developments:

Name of behavioral health agency, continuum of care or service provider for which MOU is included

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**9,665,953**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**9,671,390**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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.

As indicated above, the development team agrees to at least 2 basic ongoing services from at least 2 categories for this Family project.

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

**5 MARKET FEASIBILITY**

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

A.	Novogradac and Company, LLC	
B.	Three to Four months	
C.	99.00%	
D.	5.10%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. 

--	--

*Threshold Justification per Applicant*

No DCA tax credit properties have been funded in Cartersville since before 2000.

*DCA's Comments:*

**6 APPRAISALS**

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

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

Pass?

*Threshold Justification per Applicant*

There is no identity of interest between the buyer and seller of the land.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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:

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

There are no contributing factors for noise.

D. Is the subject property located in a:

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

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

- 1) Lead-based paint? 

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

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

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

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

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

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

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

No	
----	--

- 9) Mold? 

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

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

No	
----	--

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

N/A

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

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

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

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

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

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

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

A. <b>Geotechnical and Environmental Consultants, Inc.</b>	
B. <b>No</b>	
C. <b>Yes</b>	
1) <b>Geotechnical and Environmental Consultants, Inc.</b>	
2) <b>&lt;65 DNL</b>	

D.	
1) <b>No</b>	
2) <b>No</b>	
a)	
b)	
c)	
3) <b>Yes</b>	
a) <b>0.005%</b>	
b) <b>Yes</b>	
c) <b>Yes</b>	
4) <b>Yes</b>	

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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.

In regards to 7D 3b above, this yes answer is only in regards to a stream crossing. The applicant will disturb less than 1/10th on an area of less than 100 linear feet of stream. All appropriate buffers are provided with regards to streams. Lastly, the applicant is applying to the USACE for a jurisdictional determination and will provide the jurisdictional determination to DCA upon receipt.

While the Applicant answered no to the question regarding whether or not the Environmental Professional any endangered species on the subject property, Phase I Environmental Assessment notes the following: "According to the U.S. Fish and Wildlife Service (USFWS), Listed Species for Bartow County at <http://ecos.fws.gov/ipac> website, there is a total of seven threatened, endangered, or candidate species, including the Gray bat, Indiana bat, and Northern long-eared bat, that should be considered in an effects analysis for this site. GEC provided the required information that details an Endangered Species Consultation regarding the listed Northern Long-Eared Bat in Bartow County, Georgia. The consultation is required by the Georgia Department of Community Affairs as part of the tax credit application process. GEC received a response from the U.S. Fish and Wildlife Service stating that there should be no tree harvest between mid-May to early August, when newborn bats are unable to fly." Therefore the Applicant agrees not to conduct tree harvest between mid-May and early August.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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:
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

*Threshold Justification per Applicant*

Please see the site control documents in tab 8.

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A. Yes	
B.	
C.	
D.	

*Threshold Justification per Applicant*

The applicant has access to the site via E. Felton Road. See tab 9 of electronic submission for additional information.

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

The site is currently zoned MF-14 with conditions that allow for construction of 10 units per acre. Please see the zoning letter included in tab 10.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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

<<Enter Provider Name Here>>

Pass?

*Threshold Justification per Applicant*

2) Electric

Georgia Power

1) No

2) Yes

The proposed development will not use gas utilities. However, it will have electricity supplied by GA Power. Please see tab 11 for supporting documentation.

*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 Cartersville

B1) Yes

2) Public sewer

City of Cartersville

2) Yes

*Threshold Justification per Applicant*

Water and sewer services will be provided by the City of Cartersville. Please see tab 12 for supporting documentation.

*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-approve

1) Equipped Computer Center

3) [Empty Box]

2) Furnished Exercise/Fitness Center

4) [Empty Box]

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. N/A

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

1) [Empty Box]

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

2) [Empty Box]

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

3a) [Empty Box]

3b) [Empty Box]

*Threshold Justification per Applicant*

As indicated above, the applicant agrees to amenities above. In addition the applicant is providing a playground and a wellness center.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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*

N/A

*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 plan was prepared in accordance with DCA's requirements. Please see the plan in tab 15.

*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 applicant agrees to both 16 A and 16 B above.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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)**

**17 ACCESSIBILITY STANDARDS**

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	3	3	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	1	1	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 **Zeffert & Associates, Inc.**
  - 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
  - 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
  - 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
  - 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

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

*Threshold Justification per Applicant*

The applicant will employ a qualified accessibility consultant and will follow all required accessibility standards.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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)**

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

1) Exterior Wall Finishes (select one)

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

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

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

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

1)   
 2)

Pass?

No	
Yes	

A.

--	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

*Threshold Justification per Applicant*

Please see architectural documentation included in tab 15 of the application.

*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*

Max Elbe is the certifying GP/developer. Please see tab 19.

*DCA's Comments:*

Pass?

No	
Yes	
No	
No	

E. Certifying GP/Developer

F. << Select Designation >>

**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*

Max Elbe submitted a pre-application for Determination at Pre-Application Stage and was ruled to be "Qualified - Complete"

*DCA's Comments:*

Pass?

Yes	
No	
Yes	

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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)**

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

- A. Name of Qualified non-profit: A.
- 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*

Not applicable

*DCA's Comments:*

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

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

Pass?		

*Threshold Justification per Applicant*

Not applicable

*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*

Not applicable

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow 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)**

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

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

- 1) Number of Over Income Tenants
- 2) Number of Rent Burdened Tenants
- 3) Number of Vacancies
- 4) Number of Down units
- 5) Number of Displaced Tenants


- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:


*Threshold Justification per Applicant*

Not applicable

*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*

If DCA funds the proposed development, the Applicant agrees to submit an AFFH marketing plan that meets 25 a thru 25 H above.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

The applicant believes the project meets all of DCA's rules and guidelines. The applicant also believes the cost of the project are reasonable. Therefore, the proposed project should be an optimal utilization of DCA's resources.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

--

--

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>63</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.		<b>0</b>
B.		<b>0</b>

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

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

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

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

TOTALS:	Score Value	92	Self Score	DCA Score
			63	20
			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: **50**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
12	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
24.00%	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%
1	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

Complete this section using results from completed current

**B. Bonus Desirable**

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

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

(1 pt subtracted each)

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

Scoring Justification per Applicant

13	0
Yes	
12	
1	

The applicant has submitted 13 desirables which should qualify the Project for 17 desirable points (though we are limited to claiming 12). Also, five of the desirables are within 1 mile driving distance which qualifies the project for the bonus desirable point. (Note: We could only list 3 in desirables form)

We are unaware of any undesirable/inefficient site activities/characteristics within .25 miles of the project site. See Tab 26.

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?
N/a	
N/a	
N/a	
N/a	
Yes	

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>63 20</b>

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

Bartow County offers an on demand bus transit system. As stated on the websites listed above, the bus is available 5 days per week. This qualifies the proposed project for 2 points under the #4 under Rural Pool above.

DCA's Comments:

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

Bartow County Transit	(770) 387-5165
http://www.bartowga.org/departments/transit/	
http://www.bartowga.org/Transit/Bartow_Transit_flyers_updated_5_5_15_Reviewed.pdf	

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

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

EF Green Communities  
**Rural**

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

<b>DCA's Green Building for Affordable Housing Training Course</b> - Participation Certificate obtained?	Date of Course	2/14/17	Max Elbe	Lowcountry Housing Communities, LLC	<b>Yes</b>	
	Date of Course					

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

<b>Yes</b>	
<b>N/a</b>	

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

**A. Sustainable Communities Certification**

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

2	A.	Yes/No	Yes/No
		<b>No</b>	

**1. EarthCraft Communities**

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

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

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

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63 20</b>

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

**Commitments for Building Certification:**

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

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

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

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

**C. Exceptional Sustainable Building Certification**

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

C.	Yes/No	Yes/No
1.	<b>N/a</b>	

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

1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? 1
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.	<b>Yes</b>	
2.	<b>No</b>	
3.	<b>N/a</b>	

*Scoring Justification per Applicant*

The development team plans to get Enterprises Foundation's Green Communities certification under the guidance of an Enterprise Qualified Technical Advisor provider. The draft scoring sheet for this designation is included in Tab 29 of this application. The proposed project will also demonstrate that the proposed design demonstrates a worst case HERS Index that is at least 15% lower than the Energy Star Target index. The development team hired a third party HERS rater to use an approved HERS rating software. The approved HERS rater prepared a Energy Star v3 Home Report. This report (showing that the proposed design demonstrates a worst case HERS index that is at least 15% lower than the Energy Star Index) is included in Tab 29 of this application.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

<b>7</b>	<b>1</b>	<b>0</b>
----------	----------	----------

**A Census Tract Demographics**

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

& Competitive Pool chosen: **Rural**

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

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

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

2. Less than  below Poverty level (see Income) Actual Percent
3. Designated Middle or Upper Income level (see Demographics) Designation:

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

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
<b>C2</b>	<b>&lt;Select&gt;</b>

<b>2</b>	<b>1</b>	<b>0</b>
----------	----------	----------

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:

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>63</b>
	<b>10</b>	<b>20</b>
	<b>0</b>	<b>0</b>
	No	
	N/a	
	N/a	

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

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

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

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

2 A. 

--	--

  
Yes/No Yes/No

i.)	N/a	
ii.)		

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

a)		
b) <<Select Event 1 type>>	<<Select Event 2 type>>	
c) <<Select Entity 1 type>>	<<Select Entity 2 type>>	

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **No** Census Tract Number: **9604.02**

1	1.		
1	2.		

Eligible Basis Adjustment: **State Boost**

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63</b>	<b>20</b>

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes. 1 ▶

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

ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder. ii.

iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process. iii.

or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO. b)

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, *as delineated by the Community Transformation Plan*, to increase residents' access to local resources such as employment, education, transportation, and health? Enter page nbr(s) here

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

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

4

2.

a) *Public and Private Engagement* Tenancy: **Family** N/a

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

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

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>20</b>

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 rqmt 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					

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>20</b>

Solution and Who Implements

--

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

Family

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.		
		N/a	
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): 9,665,953

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>63</b>	<b>20</b>
D.		
1.		
2.		

**D. Community Designations**

*(Choose only one.)*

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

*Scoring Justification per Applicant*

Not applicable - Applicant is not scoring any points in this section.

*DCA's Comments:*

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

*(choose A or B)*

Competitive Pool chosen:

**Rural**

**4**

<b>4</b>	<b>0</b>
----------	----------

**A. Phased Developments**

Phased Development?

**No**

**N/A**

**3**

A.		
1.	<b>N/a</b>	

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

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

Number:

--

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.	<b>N/a</b>	
3.	<b>N/a</b>	
4.	<b>N/a</b>	

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

*(choose 1 or 2)*

**3**

B.	<b>0</b>	<b>0</b>
----	----------	----------

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

1. **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**

C.	<b>4</b>	<b>0</b>
----	----------	----------

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

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

*(additional point)*

**3**  
**1**  
**2**

1.	<b>3</b>	
2.	<b>1</b>	
3.		

*Scoring Justification per Applicant*

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63</b>	<b>20</b>

The proposed development is located in the city of Cartersville. Cartersville has not had a project awarded 9% credits within the last five funding cycles from DCA. Therefore, the project is eligible for 3 points under C. Previous Projects (Rural Pool) #1 above.

In addition, no projects have received a 9% award since 2000 in the city limits of Cartersville. Therefore, the proposed project is also eligible for 1 point under C. Previous Projects (Rural Pool) #2 above.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	63	20
	2	2	0
		Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

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

Scoring Justification per Applicant

The market study, located in tab 5, indicates a very strong market for affordable housing. The market study was prepared in accordance with the Department of Community Affairs' requirements.

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

DCA's Comments:

1	1	0
1	A. 1	
	Yes	
1	B.	
	N/a	

**12. EXCEPTIONAL NON-PROFIT**

0

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

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

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

2

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

Unit Total

50

MGP	Bartow Housing LC, LLC	0.0100%	Maxwell Elbe	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Lowcountry Housing Communities G/	0.0000%	Maxwell Elbe
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	Josh Thomason	0.0000%	Josh Thomason	Co-Developer 2	0	0.0000%	0
Fed LP	Affordable Equity Partners, Inc.	98.9900%	Brian Kimes	Developmt Consult	0	0.0000%	0
State LP	Affordable Equity Partners, Inc.	1.0000%	Brian Kimes				

Scoring Justification per Applicant

DCA's Comments:

The applicant selects Havenwood Cartersville for its rural priority points.

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	63	20
	2	0	0
	1		

**14. DCA COMMUNITY INITIATIVES**

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

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

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

**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: **Cartersville** County: **Bartow** QCT? **No** Census Tract #: **9604.02**

Scoring Justification per Applicant

DCA's Comments:

Not applicable - Applicant is not scoring any points in this section.	
---	--

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

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Rural**

**4**

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

Indicate that the following criteria are met:

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

**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

Total Qualifying Sources (TQS):

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	1,310,000
<b>Total</b>	<b>1,310,000</b>
<b>Total Development Costs (TDC):</b>	<b>9,665,953</b>
<b>TQS as a Percent of TDC:</b>	<b>13.5527%</b>

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>Total</b>	<b>0</b>
<b>TQS as a Percent of TDC:</b>	<b>0.0000%</b>

**2. Point Scale**

Scoring Justification per Applicant

Total Development Costs (TDC):

TQS as a Percent of TDC:

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>63 20</b>

The development team is seeking a HUD 221(d)4 loan and has received a "letter of Encouragement to apply." The loan amount exceeds 10% of total development costs and qualified for 4 points. See Tab 36.

DCA's Comments:

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

<b>3</b>	
	<b>No</b>

**Selection Criteria**

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

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

DCA's Comments:

**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

5
38
4
12

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

**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%
---	------

<b>3</b>	<b>0</b>	<b>0</b>
1.		
2.		

Scoring Justification per Applicant

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.

At least 10% of the total low-income units in the proposed Application will be one bedroom units.

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**

Historic adaptive reuse units:

0
---

<b>2</b>	<b>0</b>	<b>0</b>
2	A.	

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

		Score Value	Self Score	DCA Score
<b>TOTALS:</b>		<b>92</b>	<b>63</b>	<b>20</b>
The proposed development includes historic tax credit proceeds and is an adaptive reuse of a certified historic structure.	Total Units % of Total	<b>50</b> <b>0.00%</b>		

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

<b>B. Historic</b>	Nbr Historic units:	<b>0</b>	1	B.	
The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register	Total Units % of Total	<b>50</b> <b>0.00%</b>			

DCA's Comments:

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

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	

Based on the information available from our sources for 1a, 1b, and 1c above, we determined the greatest health needs that could successfully be addressed with our healthy housing initiative plan were:

- Obesity
  - Based on the graph entitled "Adult Obesity in Bartow County, GA," Bartow County has a much higher rate of obesity than can be found in the rest of Georgia. It also higher than the rest of the country. Since 2009, the trend also appears to be getting worse.
  - Adult obesity is rated as moderate per CDC's CHSI.
- Heart Disease
  - Per the Community Health Needs Assessment from www.wellstar.org, the rate of heart disease is much higher than the rest of Georgia.
  - Coronary heart disease deaths rated as moderate per CDC's CHSI.
- Diabetes
  - Adult diabetes rated as worse per CDC's CHSI.
  - Per the Community Health Needs Assessment from www.wellstar.org, the rate of diabetes in the county is above average.
- Access to Affordable Healthcare
  - A common theme among the information we reviewed was lack of access to affordable healthcare.

Based on our review of the 4 targeted initiatives above, we believe that have a qualified health provider to visit the proposed site at least monthly to provide wellness screenings and health education was the best option for the potential residents. See Tab 40 for details.

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	63	20
	3	3	0
		Agree	
		Yes	
		Yes	

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

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

Description of Service (Enter "N/a" if necessary)		Occurrence	Cost to Resident
a)	Health Screenings for high blood pressure, biometric screenings, diabetes and blood sugar testing, health risk assessments	Monthly	0
b)	Education for nutrition, exercise, heart disease, cholesterol and diabetes	Monthly	0
c)	N/A		
d)	N/A		

**B. Healthy Eating Initiative**

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

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

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

**C. Healthy Activity Initiative**

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

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

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:
  - a) Be well illuminated?
  - b) Contain an asphalt or concrete surface?
  - c) Include benches or sitting areas throughout course of trail?
  - d) Provide distance signage?
  - e) Provide 1 piece of fitness equipment per every 1/8 mile of trail?
  - f) Provide trash receptacles?
  - g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?

Length of Trail  miles

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

*Scoring Justification per Applicant*

The applicant has identified local community health needs and has engaged Bartow County Health Department to help address the needs. Bartow County Health Department will provide on-site health screenings and education sessions at least monthly. The services will be at no cost to the residents. The applicant will also have an on site room to be used for screenings and it will be equipped with items necessary to complete the screenings. The applicant agrees to provide annual reports to DCA for at least 5 years. These reports will track the outcomes of the healthy initiative. See Tab 40 for more details.

*DCA's Comments:*

**20. QUALITY EDUCATION AREAS**

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

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>63</b>	<b>20</b>
	<b>Yes</b>	

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

NOTE: 2013-2016 CCRPI Data Must Be Used  
 District / School System - from state CCRPI website: **Cartersville School System**  
 Tenancy: **Family**  
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site? **Yes**

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	Cartersville Elementary and Cartersville Primary	PK-05	No	78.75	87.10	76.80	84.30	81.74	Yes
b) Middle/Junior High	Cartersville Middle School	06-08	No	75.70	81.60	78.70	79.30	78.83	Yes
c) High	Cartersville High School	09-12	No	80.80	74.50	80.60	76.70	78.15	Yes
d) Primary/Elementary	Cartersville Elementary and Cartersville	PK-05	No						
e) Middle/Junior High	Cartersville Middle School	06-08	No						
f) High	Cartersville High School	09-12	No						

**Scoring Justification per Applicant**

As noted in the letter from the superintendent of the Cartersville School System, there is only one high school, one middle school and two elementary schools in the city limits. In addition, each elementary school handles different grades (Cartersville Primary PK-2 and Cartersville Elementary 3-5). In accordance with Q&As 1 & 5, we can average the primary and elementary CCRPI scores as well as use what CCRPI scores are available. In the case of Cartersville School System, scores were only available for Cartersville Primary in 2013 and 2014. Therefore, for years other than 2013 and 2014, we will only use the scores from Cartersville Elementary.

As you can see, all Cartersville City Schools exceed the Above Average CCRPI scores in the box above. In our supporting workpapers, we also calculated averages for 2013-2015 and 2014-2016. Using any set of averages, the proposed project scores 3 points.

2013  
 Cartersville Primary 83.3  
 Cartersville Elementary 74.2  
 Total 157.5  
 157.5 / 2 =78.75

2014  
 Cartersville Primary 93.2  
 Cartersville Elementary 81.0  
 Total 174.2  
 164.2 / 2 =87.1

Please see Tab 41 for supporting documentation.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

- A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work
- OR** B. Exceed the minimum jobs threshold by 50%

**TOTALS:**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
92	63	20
2	2	0

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site			11,269	
Min Exceeded by:	0.00%	0.00%	87.82%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs: 6,000  
 Total Nbr of Jobs w/in the 2-mile radius: 11,269  
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: 7,715  
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: 68.46%

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold	6,000	
Total Nbr of Jobs w/in the 2-mile radius	11,269	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work	7,715	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	68.46%	0.00%

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

Scoring Justification per Applicant

As noted above, the minimum jobs threshold is met and 60% of workers are within a 2-mile radius travel over 10 miles to their place of work. See Tab 42.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

10	10	10

Scoring Justification per Applicant

The development team has no adverse events or outstanding 8823's and has an impeccable compliance history. See Tab 43.

DCA's Comments:

**TOTAL POSSIBLE SCORE**

92	63	20
----	----	----

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

20
----

**PART NINE - SCORING CRITERIA - 2017-064 Havenwood Cartersville, Cartersville, Bartow County**

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

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

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

**Score  
Value**

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

**TOTALS:**

**92**

<b>63</b>	<b>20</b>
-----------	-----------

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

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

Havenwood Cartersville  
Cartersville, Bartow 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**

Havenwood Cartersville  
Cartersville, Bartow County

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

Havenwood Cartersville  
Cartersville, Bartow County

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



## Scoring Section 16 - Innovative Project Concept Narrative

Havenwood Cartersville  
Cartersville, Bartow 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]