

**Project Narrative**  
MainStreet Walton Mill  
Monroe, Walton County

MainStreet Walton Mill is a proposed 74-unit Elderly (+62) community located within the city limits of Monroe, Georgia. Situated on approximately 2.64 acres, the community is located at the northwest corner of the intersection of South Broad Street and Second Street. Located along the vibrant South Broad Street corridor in the downtown district of Monroe, the community will possess strong visibility and convenient, walkable access to a host of community amenities and resources along this corridor. The community will offer thirty-three one bedroom (45%) and forty-one two bedroom (55%) residence types, ranging in size from 752 square feet to 942 square feet. Eighteen percent of the residences will be unrestricted with the remainder set aside for 50 percent and 60 percent Area Median Income residents.

The community will feature two multi-story buildings (the Mill and The Warehouse) with approximately 93 parking spaces; and a host of interior and exterior amenities. MainStreet Walton Mill will help further DCA's mission to provide Integrated Supportive Housing by agreeing to accept DCA rental assistance for up to 10% of the units to serve persons with disabilities.

MainStreet Walton Mill would be the fourth MainStreet branded active adult community in the One Street Residential portfolio, with other locations in Winder, Braselton and Duluth (currently under construction). The 74-unit Walton Mill community is part of a larger, truly unique mixed-use, infill redevelopment along South Broad Street in downtown Monroe, called the Walton Mill Mixed-Use Development District.

The larger mixed-use project involves the renovation and redevelopment of the Walton Cotton Mill situated on a 16 acre campus just a half mile south of Monroe's historic downtown. Walton Mill operated continuously for over 100 years, eventually closing its doors in 2007. The industrial property was on the market for four years with a very uncertain future, until it was purchased by the Holder family in 2011. It's no coincidence that the purchaser's father once worked at the Cotton Mill. The Holder family knew the significance these buildings contributed to the heritage of Monroe and they were determined to facilitate their re-emergence to the fabric of the community.

Since 2011, the Holders, lifelong residents of Walton County, have stabilized and repaired the historic structures with the intent to preserve them for adaptive reuse. As of 2017, Over 50% of the historic structures have been renovated and leased for office, retail, warehouse, and light manufacturing uses, all of which are very compatible with the Walton Mill elderly project that OneStreet has proposed to develop, which will be built on the vacant land on the Walton Mill campus along South Broad Street and Second Street.

The Holders' long-term plans include the complete renovation of all of the historic industrial structure as part of a mixed-use adaptive redevelopment.

The resurgence of the Walton Mill campus, including the development of Walton Mill Elderly community, is integral to the future of Monroe, being cited in the original Monroe Livable Centers Initiative (LCI) and the 2013 Monroe LCI Update as an overall priority of the plan. Per the report, the "Redevelopment of Avondale Mills into a traditional neighborhood" is a featured recommendation; along with major streetscape improvements along South Broad Street, which were completed in 2016 and which terminate at the main entrance to the Mill property. Downtown Monroe is a ten minute walk away.

The MainStreet Walton Mill development plan includes 74 residences within two buildings connected by a tower element at the corner of South Broad Street and Second Street. Marrying old with the new, the rustic, authentic character of the Walton Mill buildings will be carried forward into the proposed new development through the use of compatible materials and architectural detailing. Located at the southeast corner of the site, the buildings will use design details, scale, massing and proportions in keeping with the historic mill buildings on the site. The buildings will be named the following:

- The Mill Building. Facing the Village Green, the Mill Building will be clad predominantly in brick, with a partial parapet roof and rhythm of window openings; reminiscent of textile mill architecture.

- The Warehouse Building. The Warehouse Building will be located on the south edge of South Broad Street and will signify the entrance into the Mill District when approaching from the south.

The buildings character will mimic that of the existing Walton Mill warehouse and be modeled after brick and clapboard cotton storage buildings on site, and will have pitched roofs and be punctuated at its three corners with parapet brick volumes.

As detailed in the "Healthy Housing Initiative" plan, we will be partnering with Jewish Family and Career Services (JF&CS) to provide a Wellness Coordinator. They will be responsible for implementing a Preventative Health Screening and Wellness Program that aims to reduce unnecessary hospital admissions, and improve the overall health of the residents at the Community.

The property is located on a Brownfield, and is at the south end of a recently completed pedestrian corridor that connects the larger site to downtown Monroe. The improvements completed by the City in 2016 include 5' wide sidewalks, accessible crosswalks, street lighting and landscape improvements.

The Walton Mill Mixed-use Development District builds on the irreplaceable assets of the existing Walton Mill building complex as the anchor for a vibrant, walkable neighborhood including retail, office, restaurant, maker space and residential uses.

The plan represents a unique opportunity for the city of Monroe to accomplish many of its downtown goals at one time; while establishing the southern anchor of the South Broad Street corridor.

**Project Narrative**  
MainStreet Walton Mill  
Monroe, Walton County

**PART ONE - PROJECT INFORMATION - 2017-065 MainStreet Walton Mill, Monroe, Walton 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:  
**2017-065**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	850,000	DCA HOME (from Consent Form)	\$	2,000,000
II. TYPE OF APPLICATION	Competitive Round	----->	Pre-Application Number (if applicable) - use format 2017PA-###			2017PA-046
						Yes - see Comment

Was this project previously submitted to the Ga Department of Community Affairs?  If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used:  DCA Project Nbr previously assigned:

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Brendan Barr		Title	Managing Director	
Address	2000 RiverEdge Parkway, Suite 450		Direct Line	(678) 460-2869	
City	Atlanta		Fax		
State	GA	Zip+4	30328-4659		Cellular
Office Phone	(770) 850-8280	Ext.	1117	E-mail	brendan@onestreetres.com

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

**IV. PROJECT LOCATION**

Project Name	MainStreet Walton Mill		Phased Project?	No	
Site Street Address (if known)	600 South Broad Street		DCA Project Nbr of previous phase:	n/a	
Nearest Physical Street Address *	South Broad at 2nd Street		Scattered Site?	No	Nbr of Sites n/a
Site Geo Coordinates (##.#####)	Latitude: 33.785956	Longitude: -83.709324	Acreage	2.6400	
City	Monroe		Census Tract Number	1107.00	
Site is predominantly located:	Within City Limits	County	Walton	QCT?	No
In USDA Rural Area?	Yes	In DCA Rural County?	No	Overall:	Rural

\* If street number unknown

Legislative Districts **	Congressional	State Senate	State House
	10	46	115

If on boundary, other district:

Political Jurisdiction	City Of Monroe		Website	www.monroega.com	
Name of Chief Elected Official	Greg Thompson	Title	Mayor		
Address	215 N. Broad Street		City	Monroe	
Zip+4	30655-1843	Phone	(770) 267-7536		
			Email	gthompson@monroega.gov	

\*\* Must be verified by applicant using following websites:

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

Legislative Districts: <http://volesmart.org/>

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	74	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				0

**PART ONE - PROJECT INFORMATION - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

**B. Mixed Use** No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	61	0
Number of 50% Units	19	0
Number of 60% Units	42	0
Number of Unrestricted (Market) Units	13	
Total Residential Units	74	
Common Space Units	0	
Total Units	74	

**E. Buildings**

Number of Residential Buildings	2
Number of Non-Residential Buildings	0
Total Number of Buildings	2

**F. Total Residential Parking Spaces** 111

**D. Unit Area**

Total Low Income Residential Unit Square Footage	52,142
Total Unrestricted (Market) Residential Unit Square Footage	11,296
Total Residential Unit Square Footage	63,438
Total Common Space Unit Square Footage	0
Total Square Footage from Units	63,438
Total Common Area Square Footage from Nonresidential areas	34,562
Total Square Footage	98,000

**VI. TENANCY CHARACTERISTICS**

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

**B. Mobility Impaired**

Nbr of Units Equipped:	
	4
Roll-In Showers	2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	2
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(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)

If Other, specify:  

If combining Other with		Family	Elderly
Family or Sr, show # Units:	HFOP		
% of Total Units		5.4%	Required: 5%
% of Units for the Mobility-Impaired		50.0%	Required: 40%
% of Total Units		2.7%	Required: 2%

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election** 40% of Units at 60% of AMI

**B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)** 20% of HOME-Assisted Units at 50% of AMI Yes

**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 - 2017-065 MainStreet Walton Mill, Monroe, Walton 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
OS Partners, LLC	MainStreet Walton Mill	Direct	7		
OS Partners, LLC	Hearthside Kennestone	Direct	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

<input style="width: 50px;" type="text" value="No"/>	
<input style="width: 50px;" type="text" value="No"/>	
<input style="width: 100%; height: 20px;" type="text"/>	
<input style="width: 80%; height: 20px;" type="text"/>	
<input style="width: 100%; height: 20px;" type="text"/>	

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 - 2017-065 MainStreet Walton Mill, Monroe, Walton 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	<input type="text"/>
	Number Occupied	<input type="text"/>
	% Existing Occupied	<input type="text"/>

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

Amenities?	No	Qualification Determination?	Yes
Architectural Standards?	No	Payment and Performance Bond (HOME only)?	No
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	No
HOME Consent?	Yes	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	October 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>At pre-application, the proposed Project was "Housing for Older Persons" and 80 units. The project has changed to be "Elderly" housing, and there will be 74 units instead of 80 units. These changes have no impact on the commitments made in the HOME Consent. Parking is provided at 1.5 spaces per unit or 111 spaces total, of which 93 spaces are located on the subject property with the remaining spaces located adjacent and accessed via a parking easement from Seller as outlined in the PSA in File 8.</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.  
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)

MainStreet Walton Mill, LP				Name of Principal		David H. Dixon
2000 RiverEdge Parkway, Suite 450				Title of Principal		Senior Manager
Atlanta		Fed Tax ID:		Direct line		(678) 460-2860
GA	Zip+4	30328-4659	Org Type:	For Profit	Cellular	
(770) 850-8280		E-mail		dave@onestreetres.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.

OS Partners, LLC				Name of Principal		David H. Dixon
2000 RiverEdge Parkway, Suite 450				Title of Principal		Senior Managing Partner
Atlanta		Website		Direct line		(678) 460-2860
GA	Zip+4	30328-4659	Cellular		(404) 375-1894	
(770) 850-8280		E-mail		dave@onestreetres.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.

SunTrust Community Capital				Name of Principal		Brian Womble
1155 Peachtree Street, Suite 300				Title of Principal		First Vice President
Atlanta		Website		Direct line		(404) 588-8775
GA	Zip+4	30309-0000	Cellular			
(404) 588-8775		E-mail		brian.womble@suntrust.com		

**b. State Limited Partner**

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

SunTrust Community Capital				Name of Principal		Brian Womble
1155 Peachtree Street, Suite 300				Title of Principal		First Vice President
Atlanta		Website		Direct line		(404) 588-8775
GA	Zip+4	30309-0000	Cellular			
(404) 588-8775		E-mail		brian.womble@suntrust.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 - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

One Street Development, LLC				Name of Principal	David H. Dixon
2000 RiverEdge Parkway, Suite 450				Title of Principal	Senior Managing Partner
Atlanta		Website	www.onestreetres.com	Direct line	(678) 460-2860
GA		Zip+4	30328-4659	Cellular	(404) 375-1894
(770) 850-8280		E-mail	dave@onestreetres.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.

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

**B. GENERAL CONTRACTOR**

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

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

**C. MANAGEMENT COMPANY**

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

OneStreet Residential Services, LLC				Name of Principal	Melanie Poole
2000 Riveredge Parkway, Suite 450				Title of Principal	Managing Director
Atlanta		Website	www.onestreetres.com	Direct line	(678) 460-2864
GA		Zip+4	30328-4659	Cellular	(404) 617-9763
(777) 850-8280		E-mail	melaniep@onestreetres.com		



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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<b>D. ATTORNEY</b>	Hunter Maclean Exley & Dunn PC			Name of Principal	Adam Kirk
Office Street Address	200 East Saint Julian Street			Title of Principal	Partner
City	Savannah	Website	www.huntermaclean.com	Direct line	(912) 944-4687
State	GA	Zip+4	31401-2700	Cellular	
10-Digit Office Phone / Ext.	(912) 236-0261	E-mail	akirk@huntermaclean.com		

<b>E. ACCOUNTANT</b>	CohnReznick			Name of Principal	Julie McNulty, CPA
Office Street Address	3560 Lenox Road NE, Suite 2800			Title of Principal	Partner
City	Atlanta	Website	www.cohnreznick.com	Direct line	(404) 847-9447
State	GA	Zip+4	30326-0000	Cellular	
10-Digit Office Phone / Ext.	(404) 847-9447	E-mail	julie.mcnulty@cohnreznick.com		

<b>F. ARCHITECT</b>	Foley Design Associates Architects			Name of Principal	William "Bill" Foley
Office Street Address	950 Joseph E. Lowry Blvd			Title of Principal	President
City	Atlanta	Website	www.foleydesign.com	Direct line	
State	GA	Zip+4	30308-0000	Cellular	(678) 409-6042
10-Digit Office Phone / Ext.	(404) 761-1299	E-mail	billfoley@foleydesign.com		

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

<b>A. LAND SELLER</b> (If applicable)	Pleasant Valley Assets, LLC	Principal	James R. Holder	10-Digit Phone / Ext.	678-246-9185
Office Street Address	120 Second Street, Suite 101			City	Monroe
State	GA	Zip+4	30655-0000	E-mail	whit@georgiareclaimed.com

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	OneStreet Residential Services, LLC, the management company for this project, has an Identity of Interest with the General Partner and Developer. The principals for each of these entities are the same.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	Yes	OS Partners, LLC, the GP for this project, has an Identity of Interest with the management company and the development company. The principals for each of these entities are the same.
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%	Yes	OneStreet Development, LLC, the Developer for this project, has an identity of interest with the management company and the Managing GP. The principals for each of these entities are the same.
Co-Developer 1						
Co-Developer 2						
Owner						
Consultant						
Developer Consultant						
Contractor						
Managemen t Company	No	No	For Profit	0.0000%	Yes	OneStreet Residential Services, LLC, the management company for this project, has an Identity of Interest with the General Partner and Developer. The principals for each of these entities are the same.
				Total	100.0000%	

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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A General Contractor has not been identified yet. Once the General Contractor is secured a full GC qualification package will be provided which will include the proper state licensing.

**PART THREE - SOURCES OF FUNDS - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
Yes	DCA HOME * -- Amt \$	2,000,000	No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify <b>Administrator</b> of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Georgia DCA HOME	2,000,000	0.000%	24
Mortgage B	DCA TCAP loan	2,000,000	0.000%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	SunTrust Community Capital	4,783,800		
State Housing Credit Equity	SunTrust Community Capital	2,847,500		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>11,631,300</b>		
Total Construction Period Costs from Development Budget:		<b>11,555,856</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>75,444</b>		

**PART THREE - SOURCES OF FUNDS - 2017-065 MainStreet Walton Mill, Monroe, Walton 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)	Georgia DCA HOME	2,000,000	1.000%	20	20	110,375	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 7.61%	OneStreet Development, LLC	121,787	8.000%				Cash Flow

Total Cash Flow for Years 1 - 15: 708,380  
 DDF Percent of Cash Flow (Yrs 1-15) **17.192%** 17.192%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	SunTrust Community Capital	7,140,000			<u>Equity Check</u>	<u>+ / -</u>	<u>TC Equity</u>
State Housing Credit Equity	SunTrust Community Capital	4,250,000			7,140,000	0.00	% of TDC
Historic Credit Equity					4,250,000	0.00	53%
Invstmt Earnings: T-E Bonds							31%
Invstmt Earnings: Taxable Bonds							84%
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		<b>13,511,787</b>					
Total Development Costs from Development Budget:		<b>13,511,787</b>					
Surplus/(Shortage) of Permanent funds to development costs:		<b>0</b>					

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Commitments for all debt and equity are found in File 01. The Applicant has included the DCA HOME Consent for construction and permanent financing as well as the matching TCAP construction loan as directed in the OAP. The HOME loan will be fully amortizing over 20 years.

PART FOUR - USES OF FUNDS - 2017-065 MainStreet Walton Mill, Monroe, Walton County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	5,000	5,000			
Market Study	6,000	6,000			
Environmental Report(s)	33,600	33,600			
Soil Borings	16,000	16,000			
Boundary and Topographical Survey	25,000	25,000			
Zoning/Site Plan Fees	21,120	21,120			
Other: <u>Brownfield remediation</u>	20,000				20,000
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>	<b>126,720</b>	<b>106,720</b>	<b>-</b>	<b>-</b>	<b>20,000</b>
<b>ACQUISITION</b>					
Land	785,000				785,000
Site Demolition	10,000				10,000
Acquisition Legal Fees (if existing structures)					
Existing Structures					
<b>Subtotal</b>	<b>795,000</b>		<b>-</b>		<b>795,000</b>
<b>LAND IMPROVEMENTS</b>					
Site Construction (On-site) Per acre: 336,364	888,000	754,800			133,200
Site Construction (Off-site)	200,000				200,000
<b>Subtotal</b>	<b>1,088,000</b>	<b>754,800</b>	<b>-</b>	<b>-</b>	<b>333,200</b>
<b>STRUCTURES</b>					
Residential Structures - New Construction	6,652,000	6,652,000			
Residential Structures - Rehab					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
<b>Subtotal</b>	<b>6,652,000</b>	<b>6,652,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
Builder Profit:	6.000% 464,400	5.969%	462,000	462,000	
Builder Overhead	2.000% 154,800	1.990%	154,000	154,000	
General Requirements*	6.000% 464,400	5.969%	462,000	462,000	
*See QAP: General Requirements policy	14.000% 1,083,600				
<b>Subtotal</b>	<b>1,078,000</b>	<b>1,078,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					
Other:					
<b>Total Construction Hard Costs</b>	<b>8,818,000.00</b>				
<b>Average TCHC:</b>	119,162.16 per Res'l unit	119,162.16 per unit	89.98 per total sq ft		
	139.00 per Res'l unit SF	139.00 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					
Construction Contingency	5.00%	440,900	440,900		

PART FOUR - USES OF FUNDS - 2017-065 MainStreet Walton Mill, Monroe, Walton 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					
Construction Loan Interest					
Construction Legal Fees	25,000	25,000			
Construction Period Inspection Fees	9,600	9,600			
Construction Period Real Estate Tax	50,000	50,000			
Construction Insurance	65,000	65,000			
Title and Recording Fees	30,000	30,000			
Payment and Performance bonds	88,180	88,180			
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>267,780</b>	<b>267,780</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	250,000	250,000			
Architectural Fee - Supervision	70,000	70,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	10,010	10,010			
Accessibility Inspections and Plan Review	8,400	8,400			
Construction Materials Testing	45,000	45,000			
Engineering	50,000	50,000			
Real Estate Attorney	15,000	15,000			
Accounting	27,500	20,000			7,500
As-Built Survey					
Other: Real Estate Brokerage Fee per PSA	35,000				35,000
<b>Subtotal</b>	<b>530,910</b>	<b>488,410</b>	<b>-</b>	<b>-</b>	<b>42,500</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 1,445					
Building Permits	18,496	18,496			
Impact Fees					
Water Tap Fees waived? <input type="text" value="No"/>	38,450	38,450			
Sewer Tap Fees waived? <input type="text" value="No"/>	50,000	50,000			
<b>Subtotal</b>	<b>106,946</b>	<b>106,946</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees	-				-
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**PART FOUR - USES OF FUNDS - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	68,000	68,000				68,000
LIHTC Compliance Monitoring Fee	59,200	59,200				59,200
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
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>	134,700				134,700
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		20,000				20,000
Tax Credit Legal Opinion		60,000				60,000
Syndicator Legal Fees		50,000				50,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	130,000				130,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	50.000%	800,000	800,000			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	50.000%	800,000	800,000			
	<b>Subtotal</b>	1,600,000	1,600,000	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		35,000				35,000
Rent-Up Reserves	98,548	98,548				98,548
Operating Deficit Reserve:	252,283	252,283				252,283
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,689	125,000	125,000			
Other: _____						
	<b>Subtotal</b>	510,831	125,000	-	-	385,831
		<b>OTHER COSTS</b>				
Relocation						
Other: Community Improvement Fund		50,000				50,000
	<b>Subtotal</b>	50,000	-	-	-	50,000
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>13,511,787</b>	<b>11,620,556</b>	-	-	<b>1,891,231</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	182,591.72	<b>Square Foot:</b>	137.88		



**PART FOUR - USES OF FUNDS - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

**Subtractions From Eligible Basis**

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

**Total Subtractions From Basis:**

**Eligible Basis Calculation**

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

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" &lt;Enter detailed description here; use Comments section if needed&gt;"/>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	11,620,556	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	11,620,556	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <input type="text" value=" &lt;&lt;Select&gt;&gt;"/>	100.00%		
Adjusted Eligible Basis	11,620,556	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	82.19%	82.19%	82.19%
Qualified Basis	9,551,358	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	859,622	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>859,622</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

13,534,011	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):		
13,511,787				
2,000,000				
11,511,787	Funding Amount	<input type="text" value=" 0"/>	Hist Desig	<input type="text" value=""/>
/ 10				
1,151,179	Federal	<input type="text" value=" 0.8400"/>	+	State
1.3400	=			<input type="text" value=" 0.5000"/>
<b>859,089</b>				
<b>850,000</b>				
<b>850,000</b>				
<b>850,000</b>				

PART FOUR - USES OF FUNDS - 2017-065 MainStreet Walton Mill, Monroe, Walton County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The off-site land improvements reflect shared common infrastructure between the subject site and the adjacent parcel as per the development plan approved by the City of Monroe and the cost sharing agreement in the PSA. Minimal site demolition costs are associated with the removal of existing asphalt paving areas, drive asiles and utilities. The local government fee calculations and back up are included in File 1.

**PART FOUR (b) - OTHER COSTS - 2017-065 - MainStreet Walton Mill - Monroe - Walton, 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**

Brownfield remediation

A lead in soil investigation was performed with several small localized areas exceeding the standard of 75 ppm. One Consulting Group recommends that the soil impacted with lead above 75 ppm be excavated and disposed of properly. Approximately 25 cubic yards of soil is anticipated requiring removal from the site. A budgetary cost of \$20,000 has been estimated by One Consulting Group.

The costs are one-time costs associated with the land and are therefore not considered to be eligible basis.

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**

0

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**

Real Estate Brokerage Fee per PSA

A brokerage fee is due from the Buyer to the Real Estate Broker per the terms outlined in the Purchase and Sale Agreement.

This fee is associated with land cost and therefore not included in eligible basis.

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

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

[Empty light blue box for basis justification]

Total Cost

**DCA-RELATED COSTS**

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

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

[Empty light blue box for basis justification]

Total Cost

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

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

[Empty light blue box for basis justification]

Total Cost

**EQUITY COSTS**

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

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

[Empty light blue box for basis justification]

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**

0

Total Cost  Total Basis

**OTHER COSTS**

Community Improvement Fund

This represents the Applicant's reduction of Developer Fee by \$50,000 for the expenditure dedicated to the Community Improvement Fund.

These funds will be used for costs outside the project so they are not considered eligible basis.

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

**DCA Utility Region for project: North**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

HUD Utility Schedule Model		
May 17, 2017	Structure	MF

Utility	Fuel	Paid By (check one)			Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		Efficiency	1	2	3	4
Heat	Electric Heat Pump	X				20	22		
Cooking	Electric	X				4	6		
Hot Water	Electric	X				11	13		
Air Conditioning	Electric	X				7	10		
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric	X				17	23		
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X				60	87		
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>119</b>	<b>161</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

In File 01 "Project Feasibility", please find the HUD Utility Schedule model completed by NFC, Inc, with accompanying back-up and explanations, as required by DCA for HOME loan funding and LIHTCs.

**DCA COMMENTS**





II. UNIT SUMMARY

Units:
NOTE TO APPLICANTS: If the numbers compiled in this Summary do not appear to match what was entered in the Rent Chart above, please verify that all applicable columns were completed in the rows used in the Rent Chart above.

Low-Income 60% AMI 50% AMI Total
Unrestricted Total Residential Common Space Total
PBRA-Assisted (included in LI above) 60% AMI 50% AMI Total
PHA Operating Subsidy-Assisted (included in LI above) 60% AMI 50% AMI Total
Type of Construction Activity: New Construction, Acq/Rehab, Substantial Rehab Only, Adaptive Reuse, Historic
Building Type: Multifamily (for Utility Allowance and other purposes), SF Detached, Townhome, Duplex, Manufactured home

Table with columns: Efficiency, 1BR, 2BR, 3BR, 4BR, Total. Rows include various unit types and categories like Low-Income, PBRA-Assisted, and Building Type.

(Includes inc-restr mgr units)
(no rent charged)

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

Historic  
Historic  
Historic  
Historic  
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	33	41	0	0	0	74
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income  
60% AMI  
50% AMI  
Total  
  
Unrestricted  
Total Residential  
Common Space  
Total

0	15,040	20,724	0	0	35,764
0	6,016	10,362	0	0	16,378
0	21,056	31,086	0	0	52,142
0	3,760	7,536	0	0	11,296
0	24,816	38,622	0	0	63,438
0	0	0	0	0	0
0	24,816	38,622	0	0	63,438

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

**Ancillary Income**

11,982

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:**

	11	12	13	14	15	16	17	18	19	20
Property Tax Abatement										
Other: Tenant reimbursement: Water/Sewer	17,600	18,128	18,672	19,232	19,809	20,403	21,015	21,646	22,295	22,964
Total OI NOT in Mgt Fee	17,600	18,128	18,672	19,232	19,809	20,403	21,015	21,646	22,295	22,964

**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:**

	31	32	33	34	35	36	37	38	39	40
Property Tax Abatement										
Other: Tenant reimbursement: Water/Sewer	23,653	24,363	25,093	25,846	26,622	27,420	28,243	29,090	29,963	30,862
Total OI NOT in Mgt Fee	23,653	24,363	25,093	25,846	26,622	27,420	28,243	29,090	29,963	30,862

**Included in Mgt Fee:**

	41	42	43	44	45	46	47	48	49	50
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

	51	52	53	54	55	56	57	58	59	60
Property Tax Abatement										
Other: Tenant reimbursement: Water/Sewer	31,788	32,741	33,723	34,735	35,777	36,850	37,956	39,095	40,268	41,476
Total OI NOT in Mgt Fee	31,788	32,741	33,723	34,735	35,777	36,850	37,956	39,095	40,268	41,476

**Included in Mgt Fee:**

	61	62	63	64	65
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

**NOT Included in Mgt Fee:**

	66	67	68	69	70
Property Tax Abatement					
Other: Tenant reimbursement: Water/Sewer	42,720	44,001	45,321	46,681	48,082
Total OI NOT in Mgt Fee	42,720	44,001	45,321	46,681	48,082

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	60,039
Maintenance Salaries & Benefits	45,294
Support Services Salaries & Benefits	25,000
Other (describe here)	
<b>Subtotal</b>	<b>130,333</b>

**On-Site Office Costs**

Office Supplies & Postage	6,500
Telephone	10,000
Travel	500
Leased Furniture / Equipment	10,000
Activities Supplies / Overhead Cost	12,500
Property-wide cable/internet	2,500
<b>Subtotal</b>	<b>42,000</b>

**Maintenance Expenses**

Contracted Repairs	5,000
General Repairs	10,000
Grounds Maintenance	14,350
Extermination	2,000
Maintenance Supplies	5,000
Elevator Maintenance	2,000
Redecorating	5,000
Other (describe here)	
<b>Subtotal</b>	<b>43,350</b>

**On-Site Security**

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

**Professional Services**

Legal	500
Accounting	9,000
Advertising	6,000
Other (describe here)	
<b>Subtotal</b>	<b>15,500</b>

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

Electricity	30	26,350
Natural Gas	0	0
Water&Swr	25	22,000
Trash Collection		6,000
Other (describe here)		
<b>Subtotal</b>		<b>54,350</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	59,077
Insurance**	14,060
Other (describe here)	
<b>Subtotal</b>	<b>73,137</b>

**Management Fee:**

	<b>35,520</b>
516.13	Average per unit per year
43.01	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **394,190**

Average per unit	5,326.89
<b>Total OE Required</b>	<b>259,000</b>

**Replacement Reserve (RR)** **18,500**

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

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	74 units x \$250 =	18,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>74</b>	<b>18,500</b>

**TOTAL ANNUAL EXPENSES** **412,690**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Per the Qualified Allocation Plan, maximum rents are per DCA Guidance. "Support Service Salaries and Benefits" covers the cost of the part-time Wellness Coordinator, referenced in the "Healthy Housing Initiative" Plan in File 40. The cost of the Walton County Senior Citizens annual membership fee of \$20 per resident is included in the Activities cost above in order to make transportation services free to all residents.

Back-up for Property Insurance and Property Taxes are provided in File 01 "Project Feasibility", and are derived with the assistance of our insurance advisor and our property tax advisor.

Other Income is included to reflect water and sewer charges collected from residents. As required by the Georgia Water Stewardship Act, the Project will be submetered and property management will bill and collect from residents for actual usage each month. The total water and sewer charges shown in the expense budget are based on existing tax credit senior housing projects in the Applicant's portfolio. Billing revenue from residents is shown as other income at 80% of total charges. Per property management experience, this allocation allows for common area billing allocation as well as collection losses from resident billing. Billing revenue is equal to approximately \$20 per unit which is well below the utility allowance provided to the residents.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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)	6,200	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.09%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.25%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	35,520
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	599,076	611,058	623,279	635,744	648,459	661,428	674,657	688,150	701,913	715,951
Ancillary Income	11,982	12,221	12,466	12,715	12,969	13,229	13,493	13,763	14,038	14,319
Vacancy	(42,774)	(43,630)	(44,502)	(45,392)	(46,300)	(47,226)	(48,171)	(49,134)	(50,117)	(51,119)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	17,600	18,128	18,672	19,232	19,809	20,403	21,015	21,646	22,295	22,964
Expenses less Mgt Fee	(358,670)	(369,430)	(380,513)	(391,928)	(403,686)	(415,797)	(428,271)	(441,119)	(454,352)	(467,983)
Property Mgmt	(35,520)	(36,586)	(37,683)	(38,814)	(39,978)	(41,177)	(42,413)	(43,685)	(44,996)	(46,346)
Reserves	(18,500)	(19,055)	(19,627)	(20,215)	(20,822)	(21,447)	(22,090)	(22,753)	(23,435)	(24,138)
NOI	173,193	172,706	172,091	171,341	170,451	169,414	168,221	166,868	165,346	163,648
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(6,200)	(6,386)	(6,578)	(6,775)	(6,978)	(7,187)	(7,403)	(7,625)	(7,854)	(8,090)
Cash Flow	56,618	55,945	55,139	54,191	53,098	51,851	50,443	48,868	47,117	45,183
DCR Mortgage A	1.57	1.56	1.56	1.55	1.54	1.53	1.52	1.51	1.50	1.48
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.57	1.56	1.56	1.55	1.54	1.53	1.52	1.51	1.50	1.48
Oper Exp Coverage Ratio	1.42	1.41	1.39	1.38	1.37	1.35	1.34	1.33	1.32	1.30
Mortgage A Balance	1,909,210	1,817,507	1,724,883	1,631,329	1,536,835	1,441,392	1,344,990	1,247,619	1,149,271	1,049,934
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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)	6,200	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.09%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.25%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	35,520
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	730,270	744,876	759,773	774,969	790,468	806,277	822,403	838,851	855,628	872,741
Ancillary Income	14,605	14,898	15,195	15,499	15,809	16,126	16,448	16,777	17,113	17,455
Vacancy	(52,141)	(53,184)	(54,248)	(55,333)	(56,439)	(57,568)	(58,720)	(59,894)	(61,092)	(62,314)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	23,653	24,363	25,093	25,846	26,622	27,420	28,243	29,090	29,963	30,862
Expenses less Mgt Fee	(482,022)	(496,483)	(511,378)	(526,719)	(542,521)	(558,796)	(575,560)	(592,827)	(610,612)	(628,930)
Property Mgmt	(47,736)	(49,168)	(50,643)	(52,162)	(53,727)	(55,339)	(56,999)	(58,709)	(60,470)	(62,285)
Reserves	(24,862)	(25,608)	(26,377)	(27,168)	(27,983)	(28,822)	(29,687)	(30,578)	(31,495)	(32,440)
NOI	161,766	159,692	157,417	154,933	152,229	149,297	146,128	142,711	139,035	135,089
Mortgage A	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)	(110,375)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(8,332)	(8,582)	(8,840)	(9,105)	(9,378)	(9,659)	(9,949)	(10,248)	(10,555)	(10,872)
Cash Flow	43,059	40,735	38,202	35,453	32,476	29,263	25,804	22,088	18,105	13,842
DCR Mortgage A	1.47	1.45	1.43	1.40	1.38	1.35	1.32	1.29	1.26	1.22
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.47	1.45	1.43	1.40	1.38	1.35	1.32	1.29	1.26	1.22
Oper Exp Coverage Ratio	1.29	1.28	1.27	1.26	1.24	1.23	1.22	1.21	1.20	1.19
Mortgage A Balance	949,599	848,256	745,896	642,507	538,079	432,602	326,066	218,459	109,771	(8)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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)	6,200	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.09%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.25%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	35,520
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	890,195	907,999	926,159	944,683	963,576	982,848	1,002,505	1,022,555	1,043,006	1,063,866
Ancillary Income	17,804	18,160	18,523	18,894	19,272	19,657	20,050	20,451	20,860	21,277
Vacancy	(63,560)	(64,831)	(66,128)	(67,450)	(68,799)	(70,175)	(71,579)	(73,010)	(74,471)	(75,960)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	31,788	32,741	33,723	34,735	35,777	36,850	37,956	39,095	40,268	41,476
Expenses less Mgt Fee	(647,798)	(667,232)	(687,249)	(707,866)	(729,102)	(750,975)	(773,505)	(796,710)	(820,611)	(845,229)
Property Mgmt	(64,153)	(66,078)	(68,060)	(70,102)	(72,205)	(74,371)	(76,602)	(78,900)	(81,267)	(83,705)
Reserves	(33,413)	(34,415)	(35,448)	(36,511)	(37,607)	(38,735)	(39,897)	(41,094)	(42,327)	(43,596)
NOI	130,863	126,344	121,521	116,381	110,912	105,099	98,928	92,387	85,458	78,128
Mortgage A										
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(11,198)	(11,534)	(11,880)	(12,236)	(12,603)	(12,981)	(13,371)	(13,772)	(14,185)	(14,611)
Cash Flow	119,665	114,810	109,642	104,145	98,308	92,117	85,558	78,615	71,273	63,517
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.18	1.16	1.15	1.14	1.13	1.12	1.11	1.10	1.09	1.08
Mortgage A Balance	(8)	(8)	(8)	(8)	(9)	(9)	(9)	(9)	(9)	(9)
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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)	6,200	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.09%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.25%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	35,520
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,085,143	1,106,846	1,128,983	1,151,563	1,174,594
Ancillary Income	21,703	22,137	22,580	23,031	23,492
Vacancy	(77,479)	(79,029)	(80,609)	(82,222)	(83,866)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	42,720	44,001	45,321	46,681	48,082
Expenses less Mgt Fee	(870,586)	(896,704)	(923,605)	(951,313)	(979,852)
Property Mgmt	(86,216)	(88,803)	(91,467)	(94,211)	(97,037)
Reserves	(44,904)	(46,251)	(47,639)	(49,068)	(50,540)
NOI	70,380	62,197	53,564	44,461	34,872
Mortgage A					
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(15,049)	(15,500)	(15,966)	(16,444)	(16,938)
Cash Flow	55,331	46,697	37,598	28,017	17,934
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.07	1.06	1.05	1.04	1.03
Mortgage A Balance	(9)	(9)	(9)	(9)	(9)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					



**PART SEVEN - OPERATING PRO FORMA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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)	6,200	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.09%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.25%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	35,520
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

The project meets DCA's requirement of a 1.20 debt service coverage ratio for each year of the 20 year HOME Loan period, as well as for the 15-year Compliance Period along with the additional 5 years for which the Applicant agrees to forego the cancellation option. The equity investor's asset management fee is \$6,200 in the first year and will escalate at 3% per year.

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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*

The HOME Loan consent letter, along with preliminary commitment letters for equity, are included in File 01. All of the financing that is included in the Application is represented by a preliminary commitment letter.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
3 BR	3	0	249,057 x 0 units = 0	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>0</i>	<i>0</i>	<i>0</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	33	157,897 x 33 units = 5,210,601	0	0	173,686 x 0 units = 0
2 BR	2	41	203,010 x 41 units = 8,323,410	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>74</i>	<i>74</i>	<i>13,534,011</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>74</b>		<b>13,534,011</b>	<b>0</b>		<b>0</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

The Project is within the cost limits.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Elderly**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The Project will serve senior residents ages 62 years and older.

**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: **semi-monthly birthday/holiday parties**
- 2) On-site enrichment classes Specify: **1) Gardening classes and 2) arts and crafts classes**
- 3) On-site health classes Specify: **1) nutrition classes and 2) exercise classes, as coordinated through the Healthy Housing Initiative Plan.**
- 4) Other services approved by DCA Specify:

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

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

*Threshold Justification per Applicant*

*DCA's Comments:*

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**13,511,787**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**13,534,011**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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.

The required services will be provided through property management staff as well as the Healthy Housing Initiative Plan, which will employ a Wellness Coordinator.

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

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

**5 MARKET FEASIBILITY**

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

Pass?	
A. RPRG	
B. 6 months	
C. 99.40%	
D. 19.90%	

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

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

*Threshold Justification per Applicant*

A complete market study is included in File 05. The market study indicators meet and exceed the DCA thresholds. No projects were funded in close proximity in 2013, 2014, 2015 or 2016.

*DCA's Comments:*

**6 APPRAISALS**

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

Appraiser's Name:

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

*Threshold Justification per Applicant*

There is no identity of interest between the Buyer and the Seller, therefore no Appraisal is required.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass? 

--

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

A. 

One Consulting Group	
----------------------	--

B. Is a Phase II Environmental Report included?

B. 

Yes	
-----	--

C. Was a Noise Assessment performed?

C. 

Yes	
-----	--

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

1) 

Arpeggio Acoustic Consulting, LLC	
-----------------------------------	--

  
 2) 

75	
----	--

Road noise from South Broad Street, rail noise from Great Walton Railroad (GWR)

D. Is the subject property located in a:

D. 

--	--

- 1) Brownfield?
- 2) 100 year flood plain / floodway?  
If "Yes":  
a) Percentage of site that is within a floodplain:  
b) Will any development occur in the floodplain?  
c) Is documentation provided as per Threshold criteria?

1) 

Yes	
-----	--

  
 2) 

No	
----	--

  
 a) 

--	--

  
 b) 

--	--

  
 c) 

--	--

- 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?

3) 

No	
----	--

  
 a) 

--	--

  
 b) 

--	--

  
 c) 

--	--

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

4) 

No	
----	--

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

- 1) Lead-based paint? 

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

Yes	
-----	--
- 3) Water leaks? 

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

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

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

Yes	
-----	--
- 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?

1) 

Yes	
-----	--

  
 2) 

Yes	
-----	--

  
 3) 

Yes	
-----	--

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

G. 

N/A	
-----	--

**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. 

Racially mixed	<<Select>>
----------------	------------

I. List all contiguous Census Tracts: 

1103,1104,1106.02, 1102, 1108, 1105.03, 1106.01
---

J. Is Contract Addendum included in Application?

J. 

Yes	
-----	--

*Threshold Justification per Applicant*

The property is not in a wetland or floodplain. Lead and soil concentrations exceeding the sites applicable residential (type 1) Risk Reduction Standard, identified in 5 localized areas above 1 foot below ground surface. Remediation measures are included in the project budget to clear all contaminated soil.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date:
- 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>>	
D. Yes	

*Threshold Justification per Applicant*

The Purchase and Sale Agreement includes a common infrastructure scope of work and pro-rata cost sharing of such improvements between seller and purchaser. The purchaser's obligation for these costs is included in the application budget and is shown as off-site costs.

*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 Site is currently accessible from South Broad Street, which is an existing paved public road, as shown on the survey included in File 09.

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

The site is currently zoned Planned Community District (PCD), which allows for the intended use to develop multi-family rental housing for seniors. The zoning conditions that are a part of the approval of the project are listed in the May 5, 2017 letter from the City of Monroe, located in File 10. Also detailed in that letter is that the proposed project has been approved with a Certificate of Appropriateness (COA) since it is located in the "Corridor Design Overlay District". These approvals pave the way to issuance of building permits for the development.

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

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

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

**Applicant Response DCA USE**

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**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

City of Monroe

1)

2)

Yes

The project will be fully electric, therefore we have not provided a gas letter. A letter from the City of Monroe, who provides the electrical service, is located in File 11, and indicates that there is capacity and sufficient capacity to serve the Project.

*DCA's Comments:*

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

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

A1)

2)

No

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

1) Public water

City of Monroe

B1)

Yes

2) Public sewer

City of Monroe

2)

Yes

*Threshold Justification per Applicant*

No waivers are required. The City of Monroe provides the water and sewer, and as evidenced by their letters in File 12, the services are at the site, and they have the availability and capacity to serve the Project.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

Pass?

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

A.

No

Agree

1) Community area (select either community room or community building):

A1) Room

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

A2) Covered Porch If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B.

Agree

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

Additional Amenities

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Fenced Community Garden		
2) Furnished Exercise and Fitness Center		

3) Wellness Center		
4)		

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

C.

Agree

1) HVAC systems

1)

Yes

2) Energy Star refrigerators

2)

Yes

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

3)

Yes

4) Stoves

4)

Yes

5) Microwave ovens

5)

Yes

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

6a)

Yes

b. Electronically controlled solid cover plates over stove top burners

6b)

No

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

D.

Agree

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

1)

Yes

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

2)

Yes

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

3a)

Yes

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

3b)

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton 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.*

No waivers were requested. The Project will serve Seniors and all required amenities will be provided, including the additional third amenity of the Wellness Center. The Wellness Center is a part of the Healthy Housing Initiative Plan. The Conceptual Site Development Plan includes all of the amenities described above.

*DCA's Comments:*

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

Pass?

A. Type of rehab (choose one):

A. <<Select>>

<<Select>>

B. Date of Physical Needs Assessment (PNA):

B.

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C.

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

D.

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.

1)

2)

3)

4)

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?**

E.

*Threshold Justification per Applicant*

The Project is new construction. This section is not applicable.

*DCA's Comments:*

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

Pass?

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?

A.

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

Yes

Yes

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

B.

Yes

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?

C.

Yes

Site Map delineates the approximate location point of each photo?

Yes

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D.

Yes

*Threshold Justification per Applicant*

The Conceptual Site Development Plan showing all required site amenities and providing all information required in the DCA Architectural Manual is included in File 15.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

Pass?

A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?

A.

Agree

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?

B.

Agree

*Threshold Justification per Applicant*

The Project will be developed in compliance with the EarthCraft Multifamily requirements and will meet all applicable DCA and Code requirements. Draft EarthCraft Multifamily scoring worksheets are included in File 29.

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

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

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

**17 ACCESSIBILITY STANDARDS**

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	4	4	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team  
 The DCA qualified consultant will perform the following:
 

Name of Accessibility Consultant	Zeffert and Associates
----------------------------------	------------------------
- 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 Project will meet all required accessibility standards. No exemptions apply.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

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

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

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

1) Exterior Wall Finishes (select one)

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

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

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

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

1)  
2)

Pass?

No	
Yes	
A.	
B.	
1) Yes	
2) Yes	
C.	
1)	
2)	

*Threshold Justification per Applicant*

No waivers were required. The Project is new construction. Questions 18.A. and 18.C. are not applicable.

*DCA's Comments:*

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

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

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Pass?

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

As evidenced in File 19, the team submitted a pre-application on qualification and was deemed to be Qualified - Complete.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

*Threshold Justification per Applicant*

Pass?

A. Yes	
B. No	
C. Yes	

All required documentation is in File 20, and the Project Team was deemed Qualified - Complete (see File 19).

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

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

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

Pass?


*Threshold Justification per Applicant*

The Project Team is not seeking to qualify the Project under the non-profit set-aside.

*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:  D.

Pass?


*Threshold Justification per Applicant*

The applicant is not a CHDO and is not seeking to qualify under the CHDO HOME set-aside. However the Project has been awarded a \$2,000,000 HOME Consent.

*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?

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

*Threshold Justification per Applicant*

There are no required legal opinions for this section.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

1) Number of Over Income Tenants			4) Number of Down units		
2) Number of Rent Burdened Tenants			5) Number of Displaced Tenants		
3) Number of Vacancies					
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
 

1) Individual interviews			3) Written Notifications		
2) Meetings			4) Other - describe in box provided:		

<b>Pass?</b>		
A.	<b>No</b>	
B1)		
2)		
3)		
C.		

*Threshold Justification per Applicant*

The site is vacant and undeveloped, and the Project is new construction, therefore there are no existing residents and there will be no relocation.

*DCA's Comments:*

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

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

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

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

*Threshold Justification per Applicant*

If the Project is awarded funding, an AFFH Marketing Plan will be submitted to DCA for approval prior to the start of lease-up activities.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

The Applicant is requesting \$13,934 per low-income unit in DCA resources.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>70</b>	<b>20</b>
<b>10</b>	<b>10</b>	<b>10</b>
A.	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>
B.	<b>0</b>	<b>0</b>

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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



**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	70	20
	3	2	0

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

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **74**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
19	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
25.68%	0.00%

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

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

Nbr of PBRA Residential Units:
0

0.00%	0.00%
1	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

Scoring Justification per Applicant

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

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

There are no undesirable activities within a 1/4 mile of the site, and all of the desirable activities are in place and operational. The USDA Food Access Research Atlas map showing LI and LA at 1 and 20 miles has been included in Tab 28. Note that the property does not fall within a "food desert" as it is not in a low-income census tract, and there is a grocery store (John's Supermarket) within .5 miles of the site.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

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

**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>70 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

Walton Senior Citizen Center provides on-call transportation services for senior residents within Walton County. The transportation is an on-call system, available 5 days per week, between the hours of 8am and 4pm. The cost of the service is free for members of the Senior Center, and membership is \$20 per year. The owner will be paying the annual membership fee for all residents of the Property so that the service is truly free to residents. The community is made aware of this transportation option through outreach by the Senior Center and through flyers posted at the Senior Center and at various public places. The public is also aware of the service through a typical Google search. All information related to this service can be found in File 27.

DCA's Comments:

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

<< Enter transit agency/service name here >>	<Enter phone here>
<< Enter specific URL/webpage showing established <u>schedule</u> from transit agency website here >>	
<< Enter specific URL/webpage showing established <u>routes</u> from transit agency website (if different) here >>	

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

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

Georgia Department of Natural Resources

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

Robert Brawner, One Consulting Group

Yes/No Yes/No

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

**Yes**

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

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

Competitive Pool chosen:

Earth Craft House Multifamily

Rural

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

DCA's Green Building for Affordable Housing Training

Course - Participation Certificate obtained?

Date of Course

2/14/17

Deke Rochester

OneStreet Development, LLC

**Yes**

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

**Yes**

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

Date of Audit

Date of Report

**No**

**A. Sustainable Communities Certification**

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

2 A. Yes/No Yes/No

1. **EarthCraft Communities**

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

**N/a**

**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	70	20

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

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

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

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

**Commitments for Building Certification:**

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

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

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

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

**C. Exceptional Sustainable Building Certification**

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

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

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

- A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
- 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.
- For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.

1.	N/a	
D.	1	0
1.	Yes	
2.	No	
3.	No	

*Scoring Justification per Applicant*

The project will meet the standards of Southface Energy Institute's and Greater Atlanta Home Builders Association's EarthCraft House multifamily program. A member of the development team who will manage the construction, Mr. Deke Rochester, has completed the Green Building Earthcraft training course and a copy of his completion certificate is located in File 29. The preliminary scoring sheet for the program is also in File 29. The project will also meet the worst case standard that the HERS index will be at least 15% lower than the Energy Star target index. A copy of the HERS modeling is the last document in File 29.

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

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

**A Census Tract Demographics**

3	0	
---	---	--

**& Competitive Pool chosen:** **Rural**

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

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

No	
----	--

2. Less than [ ] below Poverty level (see Income)

Actual Percent [ ]

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

Designation: <Select>

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

No	
----	--

(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**

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

Per Applicant	Per DCA
C2	<Select>

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

**D. Mixed-Income Developments in Stable Communities**

Market units: [ 13 ]

Total Units: [ 74 ]

Mkt Pct of Total: [ 17.57% ]

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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**TOTALS:**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
92	70	20
10	8	0
	No	
	No	
	Yes	

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

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	Yes		Yes	
	Pg 7 in the 2017 5-year update		Pages 4-5	
b) Includes public input and engagement during the planning stages?	Yes		Yes	
	2:1 - 2:4 in the Original 2008 Plan		Pages 10-15	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	Yes		Yes	
	Pg 4 in the 2017 5-year update		Page 19	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	Yes		Yes	
	Pg 5 in the 2017 5-year update		Pages 19-23	
	Pg 5 in the 2017 5-year update		Pages 19-23	
e) Discusses resources that will be utilized to implement the plan?	Yes		Yes	
	Pg 5 in the 2017 5-year update		Pages 23-24	
f) Is included in full in the appropriate tab of the application binder?	Yes		Yes	

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

<http://www.monroega.com/forms>

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

[www.monroedowntown.com](http://www.monroedowntown.com)

**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. **0**  
 Yes/No Yes/No

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

a)

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **No** Census Tract Number: **1107.00** Eligible Basis Adjustment: **<<Select>>**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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<b>TOTALS:</b>	<b>92</b>	<b>70</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) N/a

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? 6-8

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

iii. CQB Name	Monroe Downtown Development Authority	Website	www.monroedowntown.com
Contact Name	Sadie Krawczyk	Direct Line	(770) 266-5331
		Email	SKrawczyk@MonroeGA.gov

**2. Quality Transformation Plan**

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

4

2.

4	
Yes	

a) *Public and Private Engagement* Tenancy: **Elderly**  
 Family Applicants must engage at least **two** different Transformation Partner types, while Senior Applicants must engage at least **one**. **Applicant agrees?** Yes

i. Transformation Partner 1	Local health provider	Date of Public Meeting 1 between Partners	5/11/17
Org Name	Walton Wellness, Inc.	Date(s) of publication of meeting notice	5/10/2017
Website	www.waltonwellness.org	Publication(s)	Walton Tribune (local newspaper)
Contact Name	DeDe Harris	Social Media	Hand delivered flyers in Target Area (500+)
		Mtg Locatn	Monroe Community Center
Email	waltonwellness@gmail.com	Which Partners were present at Public Mtg 1 between Partners?	1 and 2
Role	Executive Director		

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Score Value	Self Score	DCA Score
<b>TOTALS:</b> 92	70	20

ii. Transformation Partner 2	Other (specify in box at right)	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partners	5/18/17
Org Name	Faith in Serving Humanity (F.I.S.H.)	Local service provider	Date(s) of publication of meeting notice	
Website	www.fishofwalton.com		Publication(s)	Walton Tribune (local newspaper)
Contact Name	Dessa Morris Direct Line		Social Media	
Email	dessa.morris@gmail.com		Mtg Locatn	Monroe Community Center
Role	Executive Committee Member		Which Partners were present at Public Mtg 2 between Partners?	1 and 2
b) Citizen Outreach	Choose either "i" or "ii" below for (b).			Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. Yes
or	Nbr of Respondents			80
ii. Public Meetings				ii. Yes
Meeting 1 Date	5/11/17	Dates: Mtg 2	5/18/17	Mtg Notice Publication
Date(s) of publication of Meeting 1 notice	5/10/2017	Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?		Yes
Publication(s)	Walton Tribune (local newspaper)	Publication(s)		
Social Media	Hand delivered flyers in Target Area (500+)	Social Media		
Meeting Location	Monroe Community Center	Mtg Locatn	Monroe Community Center	
Copy(-ies) of published notices provided in application binder?	Yes	Copy(-ies) of published notices provided in application binder?	Yes	
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:				
i. Local Population Challenge 1	Increase supply of high quality affordable housing			
Goal for increasing residents' access	Development of new affordable seniors apartments for 62+ citizens			
Solution and Who Implements	One Street Development			
Goal for catalyzing neighborhood's access	Successful LIHTC funding application			
Solution and Who Implements	LIHTC award - One Street Development, DDA and GIHC Team			
ii. Local Population Challenge 2	Healthier foods and nutrition for seniors/families			
Goal for increasing residents' access	Establish a Community Gardening Program			
Solution and Who Implements	Build on Walton Wellness, Inc's existing Gardening Mentoring and Mobile Farmacy programs.			
Goal for catalyzing neighborhood's access	Develop garden on significant tract of land that is easily accessible to residents of the Target Area			
Solution and Who Implements	Create gardening program - Walton Wellness, DDA & FISH, One Street Development			
iii. Local Population Challenge 3	Income/employment opportunities with foods			
Goal for increasing residents' access	Establish Farmers Market events in the Target Area			
Solution and Who Implements	Leverage DDA experience with existing Farmers Market - DDA, Walton Wellness, Health Department			
Goal for catalyzing neighborhood's access	Increase community events and local connections for low-income residents in the Target Area			
Solution and Who Implements	Expand existing programs and broaden availablilty of other events in Target Area. Walton Wellness, FISH, Walton Co Sheriff Office, DDA, Walton Health F			
iv. Local Population Challenge 4	Improved Opportunities for Income and Employment			
Goal for increasing residents' access	Micro loan opportunities			
Solution and Who Implements	Program funding (One Street) , Administration (DDA), Recruit, screen, advise and assist in lending (FISH, Hope Monroe, Walton Wellness)			
Goal for catalyzing neighborhood's access	Provide access to Target Area residents and participants in Community Gardening to start micro-businesses			
Solution and Who Implements	New micro loan program - Transformation Team members			
v. Local Population Challenge 5	Transportation for seniors healthcare			
Goal for increasing residents' access	Improve transportation access and resources for seniors			
Solution and Who Implements	Community Improvement Fund to cover Senior Citizens Center memberships to access free on-call transportation			
Goal for catalyzing neighborhood's access	Establish fund upon completion of MainStreet Walton Mill for new residents to the community			

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>70</b>
		<b>20</b>

Solution and Who Implements

Community Improvement Fund to cover Senior Citizens Center memberships - One Street Development

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance **50,000**

**Elderly**

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

Source	Applicant funded from Developer Fee	
Contact	Thurston Cooke	Direct Line 678-460-2862
Email	thurston@onestreetres.com	
Bank Contact	Travis Thomas	Direct Line (912) 629-6626

Bank Name	South State Bank
Account Name	TBD
Bank Website	www.southstatebank.com
Contact Email	travis.thomas@southstatebank.com

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

Description of Use of Funds: These funds will be used to help support the following priorities: 1) cost contribution for bird & butterfly garden \$5,000; 2) support of community gardening \$5,000; 3) Micro loans to target area micro businesses \$15,000; 4) seniors transportation \$5,000 and 5) Healthy Housing Initiatives at MainStreet Walton Mill \$20,000.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. The secured funds will directly support the goals of the Community Transformation Plan. Transformation challenges outlined above such as healthier food and nutrition for seniors, micro loan opportunities, and improved transportation are all directly supported by these funds. With this support the Transformation Team will be better able to implement solutions and increase access to community resources which will help overcome these challenges. See the Transformation Plan Section XI for full details on what the Fund supports.

**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.	<b>0</b>	
		No	
		N/a	

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Rural**

2	3.	<b>2</b>	
---	----	----------	--

Unrelated Third-Party Name	City of Monroe and Federal Government
Unrelated Third-Party Type	Government
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	No
Improvement Completion Date	3/29/16
Distance from proposed project site in miles, rounded up to the next tenth of a mile	0.0 miles

**Additional documentation required - see QAP.**

Description of Investment or Funding Mechanism	Funding for the streetscape improvements was from the City of Monroe (\$240,692.32) and the Federal Government (\$962,769.28).
Description of Investment's Furtherance of Plan	The LCI plan specifically encourages new linkages between this project site (the "historic mill property") and downtown, recommends upgrading the lighting along Broad Street, recommends improvements to the intersection of Alcovy and Broad, and Broad at Mears, and completes the pedestrian sidewalk path along South Broad Street. Excerpts from the LCI plan are included in File 31. All of this recommended work was completed through this streetscape project, which connects the Mill site to the Downtown Monroe area.
Description of how the investment will serve the tenant base for the proposed development	The streetscape improvements installed by the City of Monroe in 2016 have provided an important pedestrian and wheelchair-accessible connection between the proposed project, MainStreet Walton Mill, along Broad street to downtown Monroe. The improvements stretch from the southern end of downtown Monroe, which has a connected pedestrian infrastructure, down to Mears Street, which is at the entrance of the Proposed Development. There is an aerial map in File 31 that shows this clearly.

Full Cost of Improvement	1,203,462	Total Development Costs (TDC):	13,511,787
as a Percent of TDC:	8.9068%		0.0000%

**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
10	<b>0</b>	
1.	N/a	
2.	N/a	

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

File 31 contains the Community Transformational Plan that conforms to the 2017 OAP. It also contains all of the information that evidences the Community Improvement Fund and the Third-Party Capital Investment (streetscape improvements). The Plan documents include the prior plans, the public meeting notices, the community survey, results of the survey, meeting information (sign-in sheets, photos, etc), and detailed information about the community partners.

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

Competitive Pool chosen:

**Rural**

4

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

**A. Phased Developments**

Phased Development?

**No**

n/a

3

<b>0</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?

N/a	
-----	--

N/a	
-----	--

N/a	
-----	--

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

(choose 1 or 2)

3

<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

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

2

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

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

(choose 1 or 3)

4

<b>3</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

(additional point)

3

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

1

--	--

**OR** 3. Within the last **Four (4)** DCA funding cycles

2

--	--

Scoring Justification per Applicant

There has not been an award of 9% credits in the City of Monroe, GA in the last five (5) funding cycles.

DCA's Comments:



**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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**TOTALS:**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
92	70	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*

There have been no DCA funded projects in the PMA funded in over five years. All of the comparable properties, including older LIHTC properties, have an average occupancy of over 98%. There has been no significant change in the proposed market that would affect the long term viability of the proposed project and the tenant population. The market area does not appear to be overstated, and the capture rates are very low, well below the DCA maximums.

*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. 0	
	N/a	

**12. EXCEPTIONAL NON-PROFIT**

0

3

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

*DCA's Comments:*

	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

74

MGP	OS Partners, LLC	0.0100%	David H. Dixon	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	One Street Development, LLC	0.0000%	David H. Dixon
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	SunTrust Community Capital	98.9900%	Brian Womble	Developmt Consult	0	0.0000%	0
State LP	SunTrust Community Capital	1.0000%	Brian Womble				

*Scoring Justification per Applicant*

*DCA's Comments:*

The Property is located in a designated Rural census tract, and the property will have fewer than 80 units.

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	70	20
	2	1	0
	1	1	
		A. Yes/No	Yes/No
		1. Yes	
		2. Yes	
		3. Yes	
		4. Yes	
		5. Yes	
	1	B. 0	
		N/a	

**14. DCA COMMUNITY INITIATIVES**

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

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

- Identifies the project as located within their GICH community: Monroe
- Is indicative of the community's affordable housing goals
- Identifies that the project meets one of the objectives of the GICH Plan
- 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?
- 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: **Monroe** County: **Walton** QCT? **No** Census Tract #: **1107.00**

Scoring Justification per Applicant

DCA's Comments:

The City of Monroe has issued a letter of support and GICH letter for the proposed Project, and to our knowledge, has not issued a similar letter to any other proposed Project in this round.

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

Indicate that the following criteria are met:

- Funding or assistance provided below is binding and unconditional except as set forth in this section.
- Resources will be utilized if the project is selected for funding by DCA.
- Loans are for both construction and permanent financing phases.
- 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.
- 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.
- 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:**

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

Total Qualifying Sources (TQS):

	Amount		Amount
a)		a)	
b)		b)	
c)	2,000,000	c)	
d)		d)	
e)		e)	
f)		f)	
g)		g)	
h)		h)	
i)		i)	
j)		j)	
	<b>2,000,000</b>		<b>0</b>

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

13,511,787	0.0000%
14.8019%	

The Project has received a DCA HOME Consent for a new HOME loan and all commitments made for the Consent remain in place.

DCA's Comments:

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>70</b>	<b>20</b>

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**17. INTEGRATED SUPPORTIVE HOUSING**

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

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
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

7
61
6
28

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

**B. Target Population Preference**

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

Scoring Justification per Applicant

The ownership agrees to the acceptance of the rental subsidy as described above in (A)(1).

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

**A. Historic and Adaptive Reuse**

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

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

Historic Credit Equity:  
Historic adaptive reuse units:  
Total Units  
% of Total

0
0
74
0.00%

2	0	0
2	0	

**B. Historic**

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

Nbr Historic units:  
Total Units  
% of Total

0
74
0.00%

1	0	
---	---	--

**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>70</b>	<b>20</b>

DCA's Comments:

**19. HEALTHY HOUSING INITIATIVES**

(choose A or B or C)

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

Pre-requisites:

Agree or Y/N Agree or Y/N

- 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	
Yes	
Yes	
Yes	
Agree	

The data indicates that there is are needs for centralized communication about available services, increased collaboration between the area agencies that provide health services, and a need to bring services to where the people live. Additionally, the seniors in the area need increased access to exercise opportunities. The HHI addresses these needs, as well as the need to decrease preventable hospital stays and depression by installing a Wellness Coordinator on site. The Wellness Coordinator will be responsible for coordinating services, as outline in our Plan, to address these general needs, as well as the needs of the residents as they appear.

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

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

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence

Cost to Resident

a) On-site Health Screenings, including for high blood pressure and diabetes	Monthly	0
b) Case Management	On-going (daily)	0
c) Biometric and Vision screening	Monthly	0
d) Educational classes: Nutrition, cooking, exercise and movement classes	Weekly and Monthly	0

**B. Healthy Eating Initiative**

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

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

Disagree

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

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

2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

2. N/a	
--------	--

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

**C. Healthy Activity Initiative**

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

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 >>

Disagree

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

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

**TOTALS:**

**92**

<b>70</b>	<b>20</b>
-----------	-----------

- 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? 

--	--
- h) 

--	--
- i) 

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

--	--

Length of Trail 

--	--

 miles

*Scoring Justification per Applicant*

In File 40 there can be found a "Healthy Housing Initiative" plan for the provision of Preventative Screening and Wellness services with the tenants. Included in this file are the relevant data reports from the CHNA (St. Mary's), the Gaps report, and the CHSI information. The plan was created and tailored to address these particular health needs (and others) of the Walton County population. Included with the plan and in this File are the MOU with Jewish Family and Career Services (JF&CS), who will provide the Wellness Coordinator. We will be including in the building a "Wellness Center", which will be space for residents to meet without the Wellness Coordinator, and with the various service providers who come onto the site to fulfill the HHI Plan initiatives.

*DCA's Comments:*

**20. QUALITY EDUCATION AREAS**

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

**3**

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website: 

Walton County
---------------

  
 Tenancy: 

Elderly
---------

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

--

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

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Atha Road Elementary School	PK - 05	No		80.50	85.70	81.40	82.53	Yes
b) Middle/Junior High	Youth Middle School	06 - 08	No		81.00	79.60	81.90	80.83	Yes
c) High	Walnut Grove High School	09 - 12	No		71.70	71.20	76.10	73.00	Yes
d) Primary/Elementary	Atha Road Elementary School	PK - 05	No						
e) Middle/Junior High	Youth Middle School	06 - 08	No						
f) High	Walnut Grove High School	09 - 12	No						

*Scoring Justification per Applicant*

The average CCRPI scores for each of the schools in the school zone all exceed the minimum scores.

*DCA's Comments:*

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**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>70</b>	<b>20</b>
<b>2</b>	<b>0</b>	<b>0</b>

**TOTALS:**

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

This project does not qualify for points under this category.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

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

Base Score

Deductions

Additions

Scoring Justification per Applicant

The Applicant has an outstanding track record with Compliance and there have been no circumstances that would result in a reduction from the max score.

DCA's Comments:

**TOTAL POSSIBLE SCORE**

92

<b>70</b>	<b>20</b>
-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

**PART NINE - SCORING CRITERIA - 2017-065 MainStreet Walton Mill, Monroe, Walton County**

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**Score  
Value**

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

**TOTALS:**

**92**

**70**

**20**

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

OTHER COMMENTS???

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

MainStreet Walton Mill

Monroe, Walton County

The secured funds will directly support the goals of the Community Transformation Plan. Transformation challenges outlined above such as healthier food and nutrition for seniors, micro loan opportunities, and improved transportation are all directly supported by these funds. With this support the Transformation Team will be better able to implement solutions and increase access to community resources which will help overcome these challenges. See the Transformation Plan Section XI for full details on what the Fund supports.



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

MainStreet Walton Mill  
Monroe, Walton County

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

MainStreet Walton Mill

Monroe, Walton County

As confirmed by the Primary Contact for the Monroe GICH Housing Team, Ms. Sadie Krawczyk, the GICH plan is contained in the "Housing Objectives & Goals" grid, dated 10/1/2016, which we have inserted in File 35. The GICH Housing team uses this grid to keep track of critical goals and tasks related to accomplishing those goals. On the grid, Project #7 is "Increase Quality Rental Housing", with goals listed (a) through (e). Of these goals, the one that applies most to MainStreet Walton Mill are (b) Support LIHTC projects focused on senior housing (55+ or 62+). MainStreet Walton Mill will address these objectives by adding 74 high-quality, new construction rental housing units through the LIHTC program for a senior (62+) population. Additionally, the development team has worked with the local community to create a Community Transformation Plan, a plan that supports GICH's main housing (and other) objectives, and which supports the development of MainStreet Walton Mill.



## Scoring Section 16 - Innovative Project Concept Narrative

MainStreet Walton Mill

Monroe, Walton County

Not applicable. Not seeking Innovative Project Points



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]