

**Project Narrative**  
Herndon Homes Seniors  
Atlanta, Fulton County

Herndon Homes Seniors is the second phase of a multiphase, twelve-acre development where the neighborhoods of English Avenue and Downtown Atlanta meet. The overall community development plan includes approximately 700 housing units, 10,000 square feet of retail space including a 20,000 square foot urban format grocer, 20,000 square feet of Community Program space.

Herndon Homes Seniors is a 105-unit development for active adults aged 62 and older. 100% of the units will be affordable. The project is located on Northside Drive between Cameron Madison Alexander Boulevard and John Street on the former Herndon Homes site owned by the Atlanta Housing Authority ("AHA"). The location of the site is important as it sits on the border between one of the first bedroom communities on Atlanta's Westside and the Downtown Jobs Center. Given the challenges with available affordable housing for seniors throughout Atlanta, this project allows seniors to remain in the English Avenue neighborhood and enjoy the proximity to amenities in proximity to their apartments.

The senior development itself will contain all of the standard amenities in accordance with the qualified allocation plan, however what sets it apart from other senior developments is the community in which it is integrated. Located directly south of Georgia Tech's Technology Enterprise Park means Herndon Homes Seniors has an opportunity to help bridge the (digital) divide between this Westside Atlanta Community, Georgia Institute of Technology and technology itself. Additionally, being on the cusp of Downtown Atlanta means the project is located near schools, a hospital, universities, MARTA, places of worship, and cultural and athletic attractions. However, the site is on English Avenue, which is important to the development team, as we know that many efforts have been made over the last several decades to help revive the English Avenue community which was once a cultural and economic gem of Atlanta's Westside. We believe that Herndon Homes Seniors along with the overall implementation of the Herndon Home Redevelopment Plan site will help to build on the momentum of other announced developments including the Mercedes Benz stadium, the Hard Rock Hotel, and the Choice Neighborhood Transformation Plan at the former University Homes site. Moreover, Antioch Baptist Church, Georgia Tech's Technology Enterprise Park and the Northyards Office Park lie to our west, north and east respectively. The Herndon Homes Seniors development team and the Atlanta Housing Authority have been in contact with those site owners as well as with community stakeholders to create a vision for our collective blocks which will harmonize discrete redevelopment efforts that will contribute to the overall transformation of Atlanta's Westside. We believe that a senior development in the midst of an office, technology, retail, education, worship, health and wellness district exactly the type of environment that keeps seniors active and engaged. Additionally, the economical and generational diversity of the residents and technology leads to intergenerational learning opportunities and connections.

Herndon Homes Seniors is being developed by a joint venture of the Hunt Development Group and Oakwood Development Group, LLC. Hunt has 70 years of experience in development including being engaged in affordable, HUD Mixed-Finance housing throughout the country. Oakwood, while a relatively new entity has experienced professionals in development and asset management in residential, retail and the hospitality asset classes. After being procured by AHA through a competitive selection process, the joint venture of Hunt/Oakwood negotiated a master development agreement. Phase one of the redevelopment of the Herndon Homes Redevelopment Plan, mixed-income family development is underway with construction expected to commence in fourth quarter 2017.

**PART ONE - PROJECT INFORMATION - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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:

**2017-068**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 919,080	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Competitive Round	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	<<Enter Pre-App Nbr>>
			Have any changes occurred in the project since pre-application?	No

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	Ronald Roberts			Title	Sr. Vice President
Address	980 N. Michigan Avenue, Suite 1150			Direct Line	(314) 583-0031
City	Chicago			Fax	
State	IL	Zip+4	60611-0000	Cellular	(314) 583-0031
Office Phone	(202) 355-9754	Ext.		E-mail	ronald.roberts@huntcompanies.com

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

**IV. PROJECT LOCATION**

Project Name	Herndon Homes Seniors			Phased Project?	No
Site Street Address (if known)				DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	510 Cameron Madison Alexander Blvd.			Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 33.766713	Longitude: -84.404851		Nbr of Sites	
City	Atlanta	9-digit Zip**	30318-0000	Acreage	1.6900
Site is predominantly located:	Within City Limits	County	Fulton	Census Tract Number	
In USDA Rural Area?	No	In DCA Rural County?	No	OCT?	Yes
		Overall:	Urban	DDA?	Yes
				HUD SA:	MSA

\* If street number unknown

Legislative Districts \*\*

If on boundary, other district:

Congressional	State Senate	State House
5	36	56

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

- Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>
- Legislative Districts: <http://votesmart.org/>

**Political Jurisdiction**

Name of Chief Elected Official	Kasim Reed			Title	Mayor
Address	55 Trinity Avenue			City	Atlanta
Zip+4	30303-3520	Phone	(404) 330-6004	Email	communications@atlantaga.gov
Website	www.atlantaga.gov				

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	105	Adaptive Reuse:	Non-historic 0	Historic 0
Substantial Rehabilitation	0	Historic Rehab		0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction: <input type="text"/>		

**PART ONE - PROJECT INFORMATION - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

**B. Mixed Use** Yes

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	105	105
Number of 50% Units	0	0
Number of 60% Units	105	105
Number of Unrestricted (Market) Units	0	
Total Residential Units	105	
Common Space Units	0	
Total Units	105	

**E. Buildings**

Number of Residential Buildings	1
Number of Non-Residential Buildings	0
Total Number of Buildings	1

**F. Total Residential Parking Spaces** 57

**D. Unit Area**

Total Low Income Residential Unit Square Footage	79,788
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	79,788
Total Common Space Unit Square Footage	0
Total Square Footage from Units	79,788
Total Common Area Square Footage from Nonresidential areas	18,712
Total Square Footage	98,500

**VI. TENANCY CHARACTERISTICS**

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

**B. Mobility Impaired**

Nbr of Units Equipped:	6
Roll-In Showers	3

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	3
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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 or Sr, show # Units:	Family		Elderly	
	HFOP		Other	
% of Total Units	5.7%	Required:	5%	
% of Units for the Mobility-Impaired	50.0%	Required:	40%	
% of Total Units	2.9%	Required:	2%	

**VII. RENT AND INCOME ELECTIONS**

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

**B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)** 20% of HOME-Assisted Units at 50% of AMI No

**VIII. SET ASIDES**

**A. LIHTC:** Nonprofit  

**B. HOME:** CHDO   (must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL** Flexible

**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 - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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
Hunt Companies	Herndon Sr.	Direct	7		
Oakwood Development Group	Herndon Sr.	Direct	8		
Atlanta Housing Authority	Herndon Sr.	Direct	9		
NREUV	Herndon Sr.	Indirect	10		
1025 Advisors	Herndon Sr.	Indirect	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	<input style="width: 100%;" type="text" value="No"/>
Original GHFA/DCA Project Number	<input style="width: 100%;" type="text"/>
First Year of Credit Period	<input style="width: 100%;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 100%;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100%;" type="text"/>

First Building ID Nbr in Project	<input style="width: 100%;" type="text" value="GA-"/>
Last Building ID Nbr in Project	<input style="width: 100%;" type="text" value="GA-"/>

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable <u>non</u> public housing project	<input style="width: 100%;" type="text" value="No"/>
HUD funded affordable public housing project	<input style="width: 100%;" type="text" value="No"/>

**PART ONE - PROJECT INFORMATION - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		Yes	
Number of Public Housing Units reserved and rented to public housing tenants:		0	% of Total Residential Units: 0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA: 105	Households on Waiting List: 0	% of Total Residential Units: 100% 0%
Local PHA	Atlanta Housing Authority		Contact: Mike Wilson
Street Address	230 John Wesley Dobbs Avenue		Direct line: (404) 685-4374
City	Atlanta	Zip+4: 30303-2429	Cellular:
Area Code / Phone	(404) 892-4700	Email: Mike.Wilson@atlantahousing.org	

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

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

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

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

Total Existing Units	
Number Occupied	
% Existing Occupied	

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

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

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

Acquisition	
Rehab	
New Construction	June 1, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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)

Herndon Homes Seniors, LP				Name of Principal	Ronald Roberts
4401 N. Mesa				Title of Principal	Sr. Vice President
El Paso		Fed Tax ID:	Awaiting determination of equity provider		
TX	Zip+4	79902-1150	Org Type:	Joint Venture	
(314) 583-0031		E-mail	ronald.roberts@huntcompanies.com		
			Cellular		(314) 583-0031

\* 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.

Hunt Oakwood Herndon Homes Seniors Partners, LLC				Name of Principal	Ronald Roberts
4401 N. Mesa				Title of Principal	Sr. Vice President
El Paso		Website	www.huntcompanies.com		
TX	Zip+4	79902-1150	Direct line		
(314) 583-0031		E-mail	ronald.roberts@huntcompanies.com		
			Cellular		(314) 583-0031

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

US Bancorp Community Development Corporation				Name of Principal	Robert Wasserman
1307 Washington Avenue, Suite 300				Title of Principal	Sr. Vice President
St. Louis		Website	www.usbank.com		
MO	Zip+4	63103-1976	Direct line		
(314) 335-2600		E-mail	robert.wasserman@usbank.com		
			Cellular		

**b. State Limited Partner**

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

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

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Hunt Companies				Name of Principal	Ronald Roberts
4401 N. Mesa				Title of Principal	Sr. Vice President
El Paso		Website	www.huntcompanies.com	Direct line	(202) 355-9754
TX		Zip+4	79902-1150	Cellular	(314) 583-0031
(314) 583-0031		E-mail	ronald.roberts@huntcompanies.com		

**B. CO-DEVELOPER 1**

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

Oakwood Development Group				Name of Principal	Kelly King
3535 Peachtree Road NE, Suite 520-206				Title of Principal	President
Atlanta		Website	www.oakwooddevelopment.com	Direct line	(404) 963-5969
GA		Zip+4	30326-3287	Cellular	(212) 535-3174
(404) 963-5969		E-mail	kking@oakwooddevelopment.com		

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

NREUV				Name of Principal	Gina Merritt
641 S Street, NW, Suite 4025				Title of Principal	Principal
Washington		Website	www.nreuv.com	Direct line	
DC		Zip+4	20001-5196	Cellular	(202) 460-0468
(202) 480-2045		E-mail	gmerritt@nreuv.com		

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

1025 Advisors				Name of Principal	Granvel Tate
165 Courtland Street, NE, Suite A-213				Title of Principal	President
Atlanta		Website	www.1025advisors.com	Direct line	
GA		Zip+4	30303-1721	Cellular	(773) 865-4960
(404) 490-1025		E-mail	gtate@1025advisors.com		

**B. GENERAL CONTRACTOR**

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

Moss Construction Management				Name of Principal	Gerald Young
2101 N. Andrews Avenue				Title of Principal	Project Executive
Fort Lauderdale		Website	www.mosscm.com	Direct line	
FL		Zip+4	33311-3946	Cellular	
(954) 524-5678		E-mail			

**C. MANAGEMENT COMPANY**

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

LEDIC				Name of Principal	Kareem Slater
2730 Cumberland Blvd, Suite 200				Title of Principal	Executive Vice President
Smyrna		Website	www.ledic.com	Direct line	(901) 435-7840
GA		Zip+4	30080-3048	Cellular	(770) 617-7736
		E-mail			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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<b>D. ATTORNEY</b>	Hunter Maclean			Name of Principal	Ted Henneman
Office Street Address	200 East Saint Julian Street			Title of Principal	Partner
City	Savannah	Website	http://www.huntermaclean.com/		
State	GA	Zip+4	31401-2700		
10-Digit Office Phone / Ext.	(912) 236-0261	E-mail	thenneman@HunterMaclean.com		

<b>E. ACCOUNTANT</b>	Novogradac & Company LLP			Name of Principal	Tiffany French
Office Street Address	11044 Research Boulevard, Suite 400, Building C			Title of Principal	Principal
City	Austin	Website	www.novoco.com		
State	TX	Zip+4	78759-5263		
10-Digit Office Phone / Ext.	(512) 349-3238	E-mail	tiffany.french@novoco.com		

<b>F. ARCHITECT</b>	Torti Gallas + Partners			Name of Principal	Tom Gallas
Office Street Address	1300 Spring Street, 4th Floor			Title of Principal	Chief Executive Officer
City	Silver Spring	Website	http://www.tortigallas.com		
State	MD	Zip+4	20910-3656		
10-Digit Office Phone / Ext.	(301) 588-4800	E-mail	tgallas@tortigallas.com		

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

<b>A. LAND SELLER</b> (If applicable)	Atlanta Housing Authority	Principal	Catherine Buell	10-Digit Phone / Ext.	404-685-4375
Office Street Address	230 John Wesley Dobbs Avenue, NE			City	Atlanta
State	GA	Zip+4	30303-2429	E-mail	Catherine.Buell@atlantahousing.org

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	Hunt Companies has a 40% ownership interest in Moss.
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	Hunt Companies has a 40% ownership interest in Moss.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Hunt Companies has a 40% ownership interest in LEDIC.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	Yes/No	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr	Hunt Oakwood Herndon Homes Seniors Partners, LLC	No	No	For Profit	80.0000%	No	
Other Genrl Prtnr 1	Oakwood Herndon Homes Seniors Development Group, LLC	No	Yes	For Profit	20.0000%	No	
Other Genrl Prtnr 2							
Federal Ltd Partner	US BANK - CDC	No	No	For Profit		No	
State Ltd Partner	US BANK - CDC	No	No	For Profit		No	
NonProfit Sponsor							
Developer	Hunt Companies	No	No	For Profit		No	Hunt Companies, Inc. and its affiliates are involved in the Owner, Developer, Prperty Manager and General Contractor roles.
Co-Developer 1	Oakwood Development Group	No	Yes	For Profit		No	
Co-Developer 2							
Owner Consultant	1025 Advisors	No	Yes	For Profit		No	
Developer Consultant	NREUV	No	Yes	For Profit		No	
Contractor	Moss Construction Management	No	No	For Profit		No	Hunt Companies, Inc. and its affiliates are involved in the Owner, Developer and General Contractor roles.
Managemen t Company	LEDIC	No	No	For Profit		No	Hunt Companies, Inc. and its affiliates are involved in the Owner, Developer and Property Management roles.
<b>Total</b>					<b>100.0000%</b>		

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

The Atlanta Housing Authority is not selling the land. They are providing the developer with a long term ground lease. A full Identity of Interest Disclosure is included in Tab 19 to more fully describe the Project Team and the subsidiaries that comprise the Owner and Developer entities.	
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**PART THREE - SOURCES OF FUNDS - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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: \$		Yes	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	Yes	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	Yes	Other PBRA - Source: Atlanta Housing Authority
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify <b>Administrator</b> of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Atlanta Housing Authority	3,876,799	2.000%	18
Mortgage B	Alden Torch	5,732,969	8.500%	24
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Hunt Oakwood Herndon Homes Seniors LLC	101,725		
Federal Housing Credit Equity	Us Bank	4,135,447		
State Housing Credit Equity	Us Bank	2,435,562		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>16,282,502</b>		
Total Construction Period Costs from Development Budget:		<b>14,503,160</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>1,779,342</b>		

**PART THREE - SOURCES OF FUNDS - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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)	Atlanta Housing Authority	3,876,799	2.000%	32	32	164,123	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	5.65% Hunt Oakwood Herndon Homes Seniors LLC	101,725					

Total Cash Flow for Years 1 - 15: 2,028,603

DDF Percent of Cash Flow (Yrs 1-15) **5.015%** 5.015%

Cash flow covers DDF P&I? **Yes**

Financing Type	Name of Financing Entity	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant					
State, Local, or Private Grant					
Federal Housing Credit Equity	US Bank	8,270,893	8,271,716	-823.40	48%
State Housing Credit Equity	US Bank	4,871,124	4,871,122	2.12	28%
Historic Credit Equity					<u>77%</u>
Invstmt Earnings: T-E Bonds					
Invstmt Earnings: Taxable Bonds					
Income from Operations					
Other:					
Other:					
Other:					

Total Permanent Financing: 17,120,541

Total Development Costs from Development Budget: 17,120,541

Surplus/(Shortage) of Permanent funds to development costs: 0

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Atlanta Hosuing Authority is providing low interest construction and permanent loan and PBRA for the project. The Developer has interest from both USBANK and Alden Torch for tax credit syndication -we listed USBank for Equity in the application and included letters from both syndicators in our application.

**PART FOUR - USES OF FUNDS - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				-					
Market Study				17,500	17,500				
Environmental Report(s)				30,000	30,000				
Soil Borings				20,000	20,000				
Boundary and Topographical Survey				15,000	15,000				
Zoning/Site Plan Fees				40,000	40,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>122,500</b>	<b>122,500</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				-					
Site Demolition				-					
Acquisition Legal Fees (if existing structures)				-					
Existing Structures				-					
				<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	330,178		558,000	279,000				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>558,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				10,258,000	10,258,000				
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>10,258,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>		13.278%	615,480.00	615,480.00				
Builder Overhead	6.000%	648,960	5.690%	205,160.00	205,160.00				
General Requirements*	2.000%	216,320	1.897%	615,480.00	615,480.00				
	6.000%	648,960	5.690%						
*See QAP: General Requirements policy	<b>14.000%</b>	<b>1,514,240</b>		<b>Subtotal</b>	<b>1,436,120</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>		<b>Average TCHC:</b>		116,686.86 per Res'l unit		116,686.86 per unit		124.39 per total sq ft	
12,252,120.00				153.56 per Res'l unit SF		153.56 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency			4.08%	500,000	500,000				

**PART FOUR - USES OF FUNDS - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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	72,500	72,500			
Construction Loan Interest	379,540	379,540			
Construction Legal Fees					
Construction Period Inspection Fees	22,000	22,000			
Construction Period Real Estate Tax	-	-			
Construction Insurance	60,000	60,000			
Title and Recording Fees	80,000	80,000			
Payment and Performance bonds					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>614,040</b>	<b>614,040</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	535,000	535,000			
Architectural Fee - Supervision	100,000	100,000			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	10,000	10,000			
Accessibility Inspections and Plan Review	10,000	10,000			
Construction Materials Testing	30,000	30,000			
Engineering	70,000	70,000			
Real Estate Attorney	40,000	40,000			
Accounting	25,000	25,000			
As-Built Survey	-	-			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>840,000</b>	<b>840,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 1,381</i>					
Building Permits	45,000	45,000			
Impact Fees	100,000	100,000			
Water Tap Fees <i>waived?</i>	<i>No</i>				
Sewer Tap Fees <i>waived?</i>	<i>No</i>				
<b>Subtotal</b>	<b>145,000</b>	<b>145,000</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 - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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>			<b>DCA-RELATED COSTS</b>			
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		-				
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		1,000				
LIHTC Allocation Processing Fee	73,526	74,000				
LIHTC Compliance Monitoring Fee	42,000	42,000				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		3,000				
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other: Additional Legal fees		57,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	186,500				-
<b>EQUITY COSTS</b>			<b>EQUITY COSTS</b>			
Partnership Organization Fees		20,000				
Tax Credit Legal Opinion		15,000				
Syndicator Legal Fees		60,000				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	95,000				-
<b>DEVELOPER'S FEE</b>			<b>DEVELOPER'S FEE</b>			
Developer's Overhead	20.000%	360,000	360,000			
Consultant's Fee	0.000%	-	-			
Guarantor Fees	0.000%	-	-			
Developer's Profit	80.000%	1,440,000	1,440,000			
	<b>Subtotal</b>	1,800,000	1,800,000	-	-	-
<b>START-UP AND RESERVES</b>			<b>START-UP AND RESERVES</b>			
Marketing		25,000				
Rent-Up Reserves	147,248	90,000				
Operating Deficit Reserve:	376,557	300,000				
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,190	125,000	125,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	540,000	125,000	-	-	-
<b>OTHER COSTS</b>			<b>OTHER COSTS</b>			
Relocation		-				
Other: Soft Cost Contingency		25,381	25,381			
	<b>Subtotal</b>	25,381	25,381	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>17,120,541</b>	<b>16,145,041</b>	-	-	-
<b>Average TDC Per:</b>	<b>Unit:</b>	163,052.77	<b>Square Foot:</b>	173.81		

**PART FOUR - USES OF FUNDS - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
0		
0		
0		
0		
0		
0		
0		
<b>Total Subtractions From Basis:</b>		<b>0</b>

**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)  
 Adjusted Eligible Basis  
 Multiply Adjusted Eligible Basis by Applicable Fraction  
 Qualified Basis  
 Multiply Qualified Basis by Applicable Credit Percentage  
 Maximum Tax Credit Amount

Type:

16,145,041	0	0
0		0
16,145,041	0	0
130.00%		
20,988,553	0	0
100.00%	100.00%	100.00%
20,988,553	0	0
100.00%		
20,988,553	0	0
<b>20,988,553</b>		

**Total Basis Method Tax Credit Calculation**

**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**

17,120,541	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):		
17,120,541				
3,876,799				
13,243,742	Funding Amount	0	Hist Desig	No

/ 10
1,324,374
1.4300
<b>926,136</b>

=  +

**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:

926,136
919,080
<b>919,080</b>

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

PART FOUR - USES OF FUNDS - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

\* To all applicants: in addition to your other comments, please provide methodology for determining applicable construction hard costs. The Developer worked with Moss Construction who provided an order of magnitude budget estimate based on its experience in the southeast region. They compared conceptual project plans to their current projects in construction to prepare the estimate for the Herndon Homes Seniors Project.

**PART FOUR (b) - OTHER COSTS - 2017-068 - Herndon Homes Seniors - Atlanta - Fulton, County**

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

Additional Legal fees

Legal Fees required for entitlements and rezoning.

Total Cost

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

[Empty description box for DCA-Related Costs]

Total Cost

**EQUITY COSTS**

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

[Empty description box for Equity Costs]

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**



**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

Total Cost  Total Basis

**OTHER COSTS**

Soft Cost Contingency

Contingency added to support possible overruns in soft costs.

Contingency added to support possible overruns in soft costs.

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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

Atlanta Housing Authority		
July 1, 2016	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		7	7	9		
Cooking	Electric	X		9	9	11		
Hot Water	Electric	X		18	18	25		
Air Conditioning	Electric	X		9	9	16		
Range/Microwave	Electric	X		7	7	7		
Refrigerator	Electric	X		9	9	9		
Other Electric	Electric	X		39	39	48		
Water & Sewer	Submetered*? <input type="checkbox"/> No		X	75	75	117		
Refuse Collection			X					
<b>Total Utility Allowance by Unit Size</b>				<b>173</b>	<b>173</b>	<b>242</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**

**DCA COMMENTS**





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

Historic

Historic

Walkup

Historic

Elevator

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	93	12	0	0	0	105
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

60% AMI

50% AMI

Total

Unrestricted  
Total Residential  
Common Space  
Total

0	67,704	12,084	0	0	79,788
0	0	0	0	0	0
0	67,704	12,084	0	0	79,788
0	0	0	0	0	0
0	67,704	12,084	0	0	79,788
0	0	0	0	0	0
0	67,704	12,084	0	0	79,788

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

**Ancillary Income**

19,454

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

2.00%

**Other Income (OI) by Year:**

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	111,000
Maintenance Salaries & Benefits	
Support Services Salaries & Benefits	110,000
Other (describe here)	
<b>Subtotal</b>	<b>221,000</b>

**On-Site Office Costs**

Office Supplies & Postage	10,000
Telephone	10,000
Travel	
Leased Furniture / Equipment	5,000
Activities Supplies / Overhead Cost	10,000
Other (describe here)	
<b>Subtotal</b>	<b>35,000</b>

**Maintenance Expenses**

Contracted Repairs	20,000
General Repairs	40,000
Grounds Maintenance	30,000
Extermination	2,000
Maintenance Supplies	5,000
Elevator Maintenance	10,000
Redecorating	3,000
Other (describe here)	
<b>Subtotal</b>	<b>110,000</b>

**On-Site Security**

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

**Professional Services**

Legal	10,000
Accounting	10,000
Advertising	5,000
Other (describe here)	
<b>Subtotal</b>	<b>25,000</b>

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

Electricity	36	45,871
Natural Gas	0	
Water&Swr	36	45,871
Trash Collection		10,000
Other (describe here)		
<b>Subtotal</b>		<b>101,742</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	
Insurance**	45,500
Other (describe here)	
<b>Subtotal</b>	<b>45,500</b>

**Management Fee:**

	<b>50,750</b>
519.71	Average per unit per year
43.31	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **588,992**

Average per unit 5,609.45  
 Total OE Required **472,500**

**Replacement Reserve (RR)** **26,250**

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	105 units x \$250 =	26,250
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>105</b>	<b>26,250</b>

**TOTAL ANNUAL EXPENSES** **615,242**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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)	6,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.65%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	972,720	992,174	1,012,018	1,032,258	1,052,903	1,073,961	1,095,441	1,117,350	1,139,697	1,162,490
Ancillary Income	19,454	19,843	20,240	20,645	21,058	21,479	21,909	22,347	22,794	23,250
Vacancy	(69,452)	(70,841)	(72,258)	(73,703)	(75,177)	(76,681)	(78,214)	(79,779)	(81,374)	(83,002)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(538,242)	(554,389)	(571,021)	(588,152)	(605,796)	(623,970)	(642,689)	(661,970)	(681,829)	(702,284)
Property Mgmt	(50,750)	(51,765)	(52,800)	(53,856)	(54,933)	(56,032)	(57,152)	(58,295)	(59,461)	(60,651)
Reserves	(26,250)	(27,038)	(27,849)	(28,684)	(29,545)	(30,431)	(31,344)	(32,284)	(33,253)	(34,250)
NOI	307,480	307,985	308,331	308,509	308,510	308,327	307,950	307,369	306,574	305,553
Mortgage A	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
Cash Flow	137,357	137,862	138,208	138,386	138,388	138,204	137,827	137,246	136,451	135,431
DCR Mortgage A	1.87	1.88	1.88	1.88	1.88	1.88	1.88	1.87	1.87	1.86
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.87	1.88	1.88	1.88	1.88	1.88	1.88	1.87	1.87	1.86
Oper Exp Coverage Ratio	1.50	1.49	1.47	1.46	1.45	1.43	1.42	1.41	1.40	1.38
Mortgage A Balance	3,789,414	3,700,265	3,609,317	3,516,533	3,421,876	3,325,309	3,226,793	3,126,288	3,023,754	2,919,151
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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)	6,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.65%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,185,740	1,209,455	1,233,644	1,258,317	1,283,483	1,309,153	1,335,336	1,362,043	1,389,284	1,417,069
Ancillary Income	23,715	24,189	24,673	25,166	25,670	26,183	26,707	27,241	27,786	28,341
Vacancy	(84,662)	(86,355)	(88,082)	(89,844)	(91,641)	(93,474)	(95,343)	(97,250)	(99,195)	(101,179)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(723,352)	(745,053)	(767,404)	(790,427)	(814,139)	(838,563)	(863,720)	(889,632)	(916,321)	(943,811)
Property Mgmt	(61,864)	(63,101)	(64,363)	(65,650)	(66,963)	(68,302)	(69,668)	(71,062)	(72,483)	(73,933)
Reserves	(35,278)	(36,336)	(37,426)	(38,549)	(39,705)	(40,897)	(42,124)	(43,387)	(44,689)	(46,030)
NOI	304,299	302,799	301,041	299,014	296,705	294,100	291,188	287,953	284,382	280,459
Mortgage A	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
Cash Flow	134,176	132,676	130,918	128,891	126,582	123,978	121,065	117,830	114,259	110,336
DCR Mortgage A	1.85	1.84	1.83	1.82	1.81	1.79	1.77	1.75	1.73	1.71
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.85	1.84	1.83	1.82	1.81	1.79	1.77	1.75	1.73	1.71
Oper Exp Coverage Ratio	1.37	1.36	1.35	1.33	1.32	1.31	1.30	1.29	1.28	1.26
Mortgage A Balance	2,812,437	2,703,568	2,592,502	2,479,195	2,363,600	2,245,672	2,125,364	2,002,627	1,877,413	1,749,672
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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)	6,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.65%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,445,411	1,474,319	1,503,805	1,533,881	1,564,559	1,595,850	1,627,767	1,660,323	1,693,529	1,727,400
Ancillary Income	28,908	29,486	30,076	30,678	31,291	31,917	32,555	33,206	33,871	34,548
Vacancy	(103,202)	(105,266)	(107,372)	(109,519)	(111,710)	(113,944)	(116,223)	(118,547)	(120,918)	(123,336)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(972,125)	(1,001,289)	(1,031,327)	(1,062,267)	(1,094,135)	(1,126,959)	(1,160,768)	(1,195,591)	(1,231,459)	(1,268,403)
Property Mgmt	(75,411)	(76,920)	(78,458)	(80,027)	(81,628)	(83,260)	(84,926)	(86,624)	(88,356)	(90,124)
Reserves	(47,410)	(48,833)	(50,298)	(51,807)	(53,361)	(54,962)	(56,611)	(58,309)	(60,058)	(61,860)
NOI	276,170	271,498	266,427	260,939	255,017	248,643	241,796	234,458	226,609	218,225
Mortgage A	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
Cash Flow	106,047	101,375	96,304	90,816	84,894	78,520	71,673	64,335	56,486	48,102
DCR Mortgage A	1.68	1.65	1.62	1.59	1.55	1.51	1.47	1.43	1.38	1.33
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.68	1.65	1.62	1.59	1.55	1.51	1.47	1.43	1.38	1.33
Oper Exp Coverage Ratio	1.25	1.24	1.23	1.22	1.21	1.20	1.19	1.17	1.16	1.15
Mortgage A Balance	1,619,352	1,486,402	1,350,769	1,212,397	1,071,233	927,220	780,299	630,414	477,502	321,505
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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) **6,000** Yr 1 Asset Mgt Fee Percentage of EGI: -0.65%

Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 5.50%

Expense Growth Rate (3.00%) **No** --> If Yes, indicate Yr 1 Mgt Fee Amt:

Percent of Effective Gross Income **Yes** --> If Yes, indicate actual percentage: 5.500%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,761,948	1,797,187	1,833,130	1,869,793	1,907,189
Ancillary Income	35,239	35,944	36,663	37,396	38,144
Vacancy	(125,803)	(128,319)	(130,886)	(133,503)	(136,173)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,306,455)	(1,345,648)	(1,386,018)	(1,427,598)	(1,470,426)
Property Mgmt	(91,926)	(93,765)	(95,640)	(97,553)	(99,504)
Reserves	(63,716)	(65,627)	(67,596)	(69,624)	(71,713)
NOI	209,287	199,771	189,654	178,911	167,517
Mortgage A	(164,123)	(164,123)	(164,123)	(164,123)	(164,123)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)
Cash Flow	39,164	29,648	19,531	8,788	(2,606)
DCR Mortgage A	1.28	1.22	1.16	1.09	1.02
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.28	1.22	1.16	1.09	1.02
Oper Exp Coverage Ratio	1.14	1.13	1.12	1.11	1.10
Mortgage A Balance	162,359	(0)	(165,636)	(334,615)	(507,004)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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)	6,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.65%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.50%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.500%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)

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**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

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

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

**Pass?**

*Threshold Justification per Applicant*

The project is being built as part of the overall redevelopment of the former Herndon Homes site. Herndon Homes Seniors will have 105 units and will be 100% affordable. It is supported by a HomeFlex (formerly PBRA) award from the Atlanta Housing Authority. There is a clear need for quality affordable housing near Downtown and Midtown Atlanta for seniors and this project helps to fill that gap. It is being developed by Hunt Companies and Oakwood Development Group, a experienced developer and owner partnering with a WBE/MBE. It is located within 8/10 of a mile from the Vine City MARTA train station which is accessible via the 94 MARTA Bus line which stops in front of the overall site and across the street from the overall site. The project clearly demonstrates the type of development that DCA wants to support - high quality sustainable housing for seniors in the midst of a mixed income, mixed use development near jobs, educational institutions, places of worship and recreational facilities.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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	139,407 x 0 units = 0	0	153,347 x 0 units = 0
1 BR	1	182,430 x 0 units = 0	0	200,673 x 0 units = 0
2 BR	2	221,255 x 0 units = 0	0	243,380 x 0 units = 0
3 BR	3	270,488 x 0 units = 0	0	297,536 x 0 units = 0
4 BR	4	318,270 x 0 units = 0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>				
Efficiency	0	130,931 x 0 units = 0	0	144,024 x 0 units = 0
1 BR	1	171,658 x 0 units = 0	0	188,823 x 0 units = 0
2 BR	2	208,792 x 0 units = 0	0	229,671 x 0 units = 0
3 BR	3	256,678 x 0 units = 0	0	282,345 x 0 units = 0
4 BR	4	304,763 x 0 units = 0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>				
Efficiency	0	108,868 x 0 units = 0	0	119,754 x 0 units = 0
1 BR	1	150,379 x 0 units = 0	0	165,416 x 0 units = 0
2 BR	2	190,725 x 0 units = 0	0	209,797 x 0 units = 0
3 BR	3	249,057 x 0 units = 0	0	273,962 x 0 units = 0
4 BR	4	310,346 x 0 units = 0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>				
Efficiency	0	112,784 x 0 units = 0	0	124,062 x 0 units = 0
1 BR	93	157,897 x 93 units = 14,684,421	0	173,686 x 0 units = 0
2 BR	12	203,010 x 12 units = 2,436,120	0	223,311 x 0 units = 0
3 BR	3	270,681 x 0 units = 0	0	297,749 x 0 units = 0
4 BR	4	338,351 x 0 units = 0	0	372,186 x 0 units = 0
<i>Subtotal</i>	<i>105</i>	<i>17,120,541</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>105</b>	<b>17,120,541</b>	<b>0</b>	<b>0</b>

Pass?

Is this Criterion met? **Yes**

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**17,120,541**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**3**

**Project Cost Limit (PCL)**

**17,120,541**

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

*Threshold Justification per Applicant*

*DCA's Comments:*

Project falls within the cost guidelines.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Elderly**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

**4 REQUIRED SERVICES**

Pass?

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

Does Applicant agree?

**Agree**

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

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

**Monthly gatherings such as pot luck, game nights, movie nights.**  
**S.T.E.A.M. based classes to keep seniors engaged with learning**  
**Health screenings and nutritional classes will be offered.**

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:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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.*

**5 MARKET FEASIBILITY**

Pass?

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

A.	Novogradac & Company	
B.	3 months	
C.	96.90%	
D.	26.30%	

Project Nbr	Project Name
1	2014-042 Centennial Place II
2	2015-017 Centennial Place III

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*

The capture rate listed, 26.3%, is the overall capture rate for 60% AMI units without subsidy. With subsidy the overall capture rate for 60% AMI tax credit units is 4.0%

*DCA's Comments:*

**6 APPRAISALS**

Pass?

- 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?

Appraiser's Name:

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

- 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?

*Threshold Justification per Applicant*

property is being ground leased

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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.

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **SCI Engineering Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C.

1) If "Yes", name of company that prepared the noise assessment?

1)

2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:

2)

3) If "Yes", what are the contributing factors in decreasing order of magnitude?

D. Is the subject property located in a:

D.

1) Brownfield?

1) **No**

2) 100 year flood plain / floodway?

2) **No**

If "Yes":

a) Percentage of site that is within a floodplain:

a)

b) Will any development occur in the floodplain?

b)

c) Is documentation provided as per Threshold criteria?

c)

3) Wetlands?

3) **No**

If "Yes":

a) Enter the percentage of the site that is a wetlands:

a)

b) Will any development occur in the wetlands?

b)

c) Is documentation provided as per Threshold criteria?

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**

5) Endangered species?

**No**

9) Mold?

**No**

2) Noise?

**No**

6) Historic designation?

**No**

10) PCB's?

**No**

3) Water leaks?

**No**

7) Vapor intrusion?

**No**

11) Radon?

**No**

4) Lead in water?

**No**

8) Asbestos-containing materials?

**No**

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

**not applicable**

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?

1) **No**

2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?

2) **Yes**

3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?

3) **Yes**

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

G.

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

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

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

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

*Threshold Justification per Applicant*

**We are not using HOME funds.**

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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.

**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?** Expiration Date: 12/31/17
- 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?

<b>Pass?</b>	
A.	<b>Yes</b>
B.	<b>Ground lease/Option</b> <<Select>>
C.	<b>Herndon Homes Seniors, LP</b>
D.	<b>No</b>

*Threshold Justification per Applicant*

The entity with site control and the applicant are the same.

*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?

<b>Pass?</b>	
A.	<b>Yes</b>
B.	
C.	
D.	

*Threshold Justification per Applicant*

The building and parking lot will be accessible via the existing paved road owned by the City of Atlanta.

*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?

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

*Threshold Justification per Applicant*

The proposed building conforms to the underlying zoning. We received a special exception permit from the Board of Zoning Adjustments for the parking associated with our plan which is included in our

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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.*

**11 OPERATING UTILITIES**

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

- 1) Gas
- 2) Electric

**Not applicable**  
**Georgia Power**

<b>Pass?</b>	
1)	<b>No</b>
2)	<b>Yes</b>

This is an all electric building. We will not have gas services to the building.

*DCA's Comments:*

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

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

<b>Pass?</b>	
A1)	<b>No</b>
B1)	<b>Yes</b>
B2)	<b>Yes</b>

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

- 1) Public water
- 2) Public sewer

**City of Atlanta Dept. of Watershed Management**  
**City of Atlanta Dept. of Watershed Management**

*Threshold Justification per Applicant*

Water and Sewer service is provided by the City of Atlanta.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

<b>Pass?</b>	
A.	<b>Agree</b>

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

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

A1) **Room**  
A2) **Gazebo** If "Other", explain here  
A3) **Both options**

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

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

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

1)	<b>Game Room</b>		
2)	<b>Library</b>		

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

3)	<b>Computer Room</b>		
4)			

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

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

C.	<b>Agree</b>
1)	<b>Yes</b>
2)	<b>Yes</b>
3)	<b>Yes</b>
4)	<b>Yes</b>
5)	<b>Yes</b>
6a)	<b>Yes</b>
6b)	<b>Yes</b>

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

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

D.	<b>Agree</b>
1)	<b>Yes</b>
2)	<b>Yes</b>
3a)	<b>Yes</b>
3b)	

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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.

**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 replace DCA Rehabilitation Work Scope form referenced above clearly addresses:

D.

1. All immediate needs identified in the PNA.

1)

2. All application threshold and scoring requirements

2)

3. All applicable architectural and accessibility standards.

3)

4. All remediation issues identified in the Phase I Environmental Site Assessment

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*

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?

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

B.

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions? Site Map delineates the approximate location point of each photo?

C.

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

D.

*Threshold Justification per Applicant*

*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.

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.

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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.

**17 ACCESSIBILITY STANDARDS**

		Pass?	
A1).	Yes		
2).	Yes		
3).	Yes		
4).	Yes		
B1)a.	Yes		
b.	Yes		
2).	Yes		
C.	Yes		
C1).	Yes		
2).	Yes		
3).	Yes		
4).	Yes		

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
B. 1) a. Will at least <b>5%</b> of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?	6	6	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	3	3	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?	3	3	2%

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant   Terracon

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

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton 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.

**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?

Pass?	
No	
Yes	

**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.

A. Yes	
--------	--

**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

1) Yes	
--------	--

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

2) Yes	
--------	--

**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)

C.	
1)	
2)	

*Threshold Justification per Applicant*

*DCA's Comments:*

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

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

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

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

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

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

**F. DCA Final Determination**

Pass?	
A. Yes	
B. Yes	
C. No	
D. No	

- E.
- F.

*Threshold Justification per Applicant*

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

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

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

Pass?	
A. No	
B. N/A	
C. Yes	

*Threshold Justification per Applicant*

Because the developer was pre-qualified there was not a need to submit a compliance history at the pre-application stage.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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

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

**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:

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

- |                                    |  |  |                                |  |  |
|------------------------------------|--|--|--------------------------------|--|--|
| 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: |  |  |

*Threshold Justification per Applicant*

The site is a vacant lot. All previous tenants were permanently relocated before the property was demolished in 2007.

*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*

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

<b>Pass?</b>	
--------------	--

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>62</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
	<b>A. 0</b>	<b>0</b>
	<b>0</b>	<b>0</b>
	<b>B. 0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

- A. Missing or Incomplete Documents** Number: 0
- Organization Number: 0
- B. Financial and Other Adjustments** Number: 0

For each missing or incomplete document, one (1) point will be deducted  
 One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions  
 2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment.

DCA's Comments:

Enter "1" for each item listed below.

A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	Nbr 0	INCOMPLETE Documents:	Nbr 0	B. Financial adjustments/revisions:	Nbr 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 - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	62	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: **105**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
0	
0	

Actual Percent of Residential Units:

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

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

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs: **105**
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

Nbr of PBRA Residential Units:

105	
-----	--

100.00%	0.00%
0	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

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

Scoring Justification per Applicant

We believe that the scoring in this category should actually be 12 points not 10. We don't believe a site located in an area with significantly fewer desirables but with just two less undesirables should score the same as a site with every desirable except the traditional town center. We request that DCA consider whether a site with 20 points worth of desirables should only score 10 points. We also request that DCA consider the ability of a project such as ours to catalyze a neighborhood that has seen tremendous disinvestment over decades. Finally we ask that DCA consider if we moved the building to a different part of the site one of the undesirables would be outside of the 1/4 mile radius. We sited the building to provide the seniors with more convenient access to public transit and the grocer which will be built as

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Flexible**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 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>3</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

**PART NINE - SCORING CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>62 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

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

MARTA	(404) 848-5000
https://www.itsmarta.com/26.aspx	
https://www.itsmarta.com/26.aspx	

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

DCA's Comments:

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
---	---	--

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

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

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

Yes/No	Yes/No
No	

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

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

10 Pts > Min In EF Green Communities

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

Competitive Pool chosen:

Flexible

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

Date of Course  
Date of Course

Gina Merritt	NREUV
<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

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	
No	

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

Date of Audit

Date of Report

2	A.	Yes/No	Yes/No
		Yes	

**A. Sustainable Communities Certification**

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

**1. EarthCraft Communities**

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

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

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

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<b>TOTALS:</b>	<b>92</b>	<b>62 20</b>

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

**Commitments for Building Certification:**

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

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

**C. Exceptional Sustainable Building Certification** 3 C. Yes/No Yes/No

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

**D. High Performance Building Design** The proposed building design demonstrates: 1 D. 0 0

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

Scoring Justification per Applicant

DCA's Comments:

**7. STABLE COMMUNITIES** (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7 0 0

**A. Census Tract Demographics** 3 0

& Competitive Pool chosen: **Flexible** Yes/No Yes/No

**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:

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** 2 0 0

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

Housing Properties" map:

**D. Mixed-Income Developments in Stable Communities** Market units:  Total Units:  Mkt Pct of Total:  2 0 0

DCA's Comments:

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	92	62
	10	20
	10	0

**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	
b) Includes public input and engagement <u>during the planning stages</u> ?	Yes			
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	Yes			
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			
e) Discusses resources that will be utilized to implement the plan?	Yes			
f) Is included <i>in full</i> in the appropriate tab of the application binder?	Yes			

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

<http://atlantaregional.org/search-ici-recipients/>

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

**A. Community Revitalization**

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

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

i.) Enter page nbr(s) here  
 ii.)

2	A.		
		Yes/No	Yes/No

i.)		
ii.)		

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
  - 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- Project is in a QCT? **Yes** Census Tract Number: **0** Eligible Basis Adjustment: **DCA/QCT**

1	1.		
1	2.		

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	62	20

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

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

CBD 1

Entity Name	Oakwood Development Group	Website	www.oakwooddevelopment.com	Score	6	Self Score	6	DCA Score	
Contact Name	Kelly King	Direct Line	(404) 963-5969	Email	kking@oakwooddevelopment.com	Yes/No	Yes	Yes/No	
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.									
CBO 1 Name	Atlanta Microfund	Purpose:	CDFI; Community based finance and lending institution	Letter of Support included?		Yes			
Community/neighborhd where partnership occurred	Westside Atlanta	Website	www.atlantamicrofund.org			Yes			
Contact Name	Teela Spiller	Direct Line	(678) 539-6900	Email	tsi@atlantamicrofund.org	Yes			
CBO 2 Name	Raising Expectations	Purpose:	Tutoring and academic enrichment program for low income communit	Letter of Support included?		Yes			
Community/neighborhd where partnership occurred	Westside Atlanta	Website	http://www.raisingexpectations.org/			Yes			
Contact Name	Tangee Allen	Direct Line	(678) 768-4932	Email	tangee@raisingexpectations.org	Yes			
ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder.									
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.									
or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.									

**Community Quarterback (CQB)**

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, as delineated by the Community Transformation Plan, to increase residents' access to local resources such as employment, education, transportation, and health?	Enter page nbr(s) here	Score	1	Self Score	1	DCA Score	
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	Westside Community Alliance (Georgia Tech)	Website	http://westsidecommunities.org				
Contact Name	Chris Burke	Direct Line	(404) 894-5189	Email	chris.burke@gatech.edu		

**2. Quality Transformation Plan**

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

4

2.

a) Public and Private Engagement	Tenancy: Elderly	Score	4	Self Score	4	DCA Score	
Family Applicants must engage at least <b>two</b> different Transformation Partner types, while Senior Applicants must engage at least <b>one</b> . Applicant agrees?							
Yes							
i. Transformation Partner 1	Employment svcs provider	Date of Public Meeting 1 between Partners	9/1/15				
Org Name	Invest Atlanta	Date(s) of publication of meeting notice					
Website	www.investatlanta.com	Publication(s)	Westside community alliance listserv, Ivory Young's office, WCA website				
Contact Name	Eloisa Klementich	Direct Line	(404) 880-4100				
Email	eklementich@investatlanta.com						
Role	Partnering with GaTech to create more jobs and job opportunities in Westside		Mtg Locatn	Atlanta Community Foodbank			
			Which Partners were present at Public Mtg 1 between Partners?				

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<b>TOTALS: 92</b>	<b>62</b>	<b>20</b>

ii. Transformation Partner 2 <input type="text" value="&lt;Select Transformation Prtnr type&gt;"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs Date(s) of publication of meeting notice Publication(s) Social Media Mtg Locatn Which Partners were present at Public Mtg 2 between Partners?	<table border="1"> <tr> <td>Yes/No</td> <td>Yes/No</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Yes/No	Yes/No		
Yes/No	Yes/No							
Org Name Website Contact Name <input type="text" value="Direct Line"/> Email Role								
b) Citizen Outreach Choose either "I" or "ii" below for (b).								
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i. <table border="1"><tr><td>N/a</td><td></td></tr></table>	N/a			
N/a								
or Nbr of Respondents				ii. <table border="1"><tr><td>Yes</td><td></td></tr></table>	Yes			
Yes								
ii. Public Meetings								
Meeting 1 Date <input type="text" value="10/21/15"/>		Dates: Mtg 2 <input type="text" value="10/28/15"/> Mtg Notice Publication <input type="text" value="10/7/15"/>						
Date(s) of publication of Meeting 1 notice <input type="text" value="10/7/2015"/>		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?						
Publication(s) <input type="text" value="Westside community alliance listserv, Ivory Young's office, WCA website"/>		Publication(s) <input type="text" value="Westside community alliance listserv, Ivory Young's office, WCA website"/>						
Social Media		Social Media						
Meeting Location <input type="text" value="Hagar CTM 905 Martin Luther King Jr Dr NW"/>		Mtg Locatn <input type="text" value="Atlanta Community Foodbank"/>						
Copy(-ies) of published notices provided in application binder? <input type="text" value="No"/>		Copy(-ies) of published notices provided in application binder? <input type="text" value="No"/>						
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:								
i. Local Population Challenge 1		Lack of quality affordable housing options						
Goal for increasing residents' access		Development of additional diverse housing units						
Solution and Who Implements		Build more housing using public and private funds. Developers, Housing Authority, Westside Future Fund, Invest Atlanta are all responsible						
Goal for catalyzing neighborhood's access		Development of additional diverse housing units						
Solution and Who Implements		Build more housing using public and private funds. Developers, Housing Authority, Westside Future Fund, Invest Atlanta are all responsible						
ii. Local Population Challenge 2		Need access to jobs and high paying jobs						
Goal for increasing residents' access		helping residents who want a job have a job						
Solution and Who Implements		partner with Workforce Development agencies for trainings for residents; owner implements with expert partner						
Goal for catalyzing neighborhood's access		engaging community to take advantage of various resources that are available to them						
Solution and Who Implements		Community quarterback along with expert agencies and community groups help to reach community members and get them involved in training programs						
iii. Local Population Challenge 3		Need for high quality education						
Goal for increasing residents' access		continuing learning for seniors						
Solution and Who Implements		Utilize computer room for trainings not just availability; partnership with WCA/Ga. Tech as community quarterback for implementation						
Goal for catalyzing neighborhood's access		work with partners to create an innovation district and a buzz around technology; work with specialized companies on partnerships for access to high speed						
Solution and Who Implements		partnerships between the community quarterback and the area schools for curriculum development for math and science						
iv. Local Population Challenge 4		healthy food options						
Goal for increasing residents' access		have healthy food options within .5 mile of residents						
Solution and Who Implements		develop a grocer as part of the larger redevelopment of Herndon Homes site; developer responsibility						
Goal for catalyzing neighborhood's access		have healthy food options within 1 mile of community						
Solution and Who Implements		develop a grocer as part of the larger redevelopment of Herndon Homes site; developer responsibility						
v. Local Population Challenge 5		transportation						
Goal for increasing residents' access		create walkable and bikeable areas for residents						
Solution and Who Implements		building sidewalks and street grid style developments; implemented by developers but supported by City Planning and Neighborhood Associations						
Goal for catalyzing neighborhood's access		create walkable and bikeable developments and partner with transit agency to promote more covered stops						

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<b>TOTALS: 92</b>	<b>62</b>	<b>20</b>

Solution and Who Implements **building sidewalks and street grid style developments; implemented by developers but supported by MARTA, City Planning, and Neighborhood Associations**

**C. Community Investment**

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

Source	Developer - Hunt/Oakwood	Bank Name	JP Morgan Chase
Contact	Ron Roberts Direct Line	Account Name	Kelly King - Community Improvement Account
Email	ronald.roberts@huntcompanies.com	Bank Website	www.chase.com
Bank Contact	Matthew Dunckley Direct Line 404-869-2345	Contact Email	matthew.s.dunckley@chase.com

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

Description of Use of Funds Start-up costs for our health and wellness operating partner.

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.  
 Per the Westside TAD Implementation plan, health and wellness is an important component of the community's desired resources. It is suggested by the Plan that increased facilities within the neighborhood would facilitate a better quality of life through health and wellness, job creation and meeting seniors specialized needs. The \$50,000 commitment from the Developer will pay for start-up costs for the HEALing health and wellness center that will provide biometric screenings and health risk assessments that will serve as the benchmark for data collection under the healthy hosing initiative.

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

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

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

Unrelated Third-Party Name	Trust for Public Land	Improvement Completion Date	7/1/18
Unrelated Third-Party Type	Trust		
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?	No		
Distance from proposed project site in miles, rounded up to the next tenth of a mile	0.5 miles		

Description of Investment or Funding Mechanism Private funds raised to build Rodney Cook Sr. Park in Historic Vine City

Description of Investment's Furtherance of Plan This investment furthers both the community revitalization plan and the community transformation plan by adding greenspace and providing opportunities for outdoor activities which can lead to healthier outcomes for the surrounding residents. It also will add beautification to the area which could lead to additional economic development and job opportunities for residents.

Description of how the investment will serve the tenant base for the proposed development This investment will provide a park within 1/2 mile radius of the Herndon Senior project. It will be a welcomed amenity which will increase greenspace and promote health and wellness activities. Tenants at Herndon will have the opportunity to take a short bus ride or a walk to the park and enjoy many outdoor activities. The park will also provide sustainable venues for a multitude of recreational activities, have spaces for community gathering, and offer opportunities for job training and environmental education.

Full Cost of Improvement	12,700,000	Total Development Costs (TDC):	17,120,541
as a Percent of TDC:	74.1799%		0.0000%

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<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>62</b>	<b>20</b>
D.	<b>0</b>	
1.	<b>No</b>	
2.	<b>No</b>	

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

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

**A. Phased Developments**

Competitive Pool chosen: **Flexible**  
Phased Development? **No**

**Flexible**  
**No**

0

3

<b>No</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?

<b>No</b>	
<b>N/a</b>	
<b>N/a</b>	

**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  
2

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

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

(choose 1 or 3)

4

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

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

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

3  
1  
2

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

Scoring Justification per Applicant

DCA's Comments:

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**TOTALS:**

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<b>92</b>	<b>62</b>	<b>20</b>
<b>2</b>	<b>2</b>	<b>0</b>
	Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

A.	<b>No</b>	
B.	<b>No</b>	
C.	<b>No</b>	
D.	<b>No</b>	

*Scoring Justification per Applicant*

*DCA's Comments:*

**11. EXTENDED AFFORDABILITY COMMITMENT**

*(choose only one)*

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

*DCA's Comments:*

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

**12. EXCEPTIONAL NON-PROFIT**

Not applicable

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

*DCA's Comments:*

	Yes/No	Yes/No
	<b>No</b>	
	<b>N/a</b>	
	<b>N/a</b>	

**13. RURAL PRIORITY**

Competitive Pool: **Flexible** (NOTE: Only Rural Pool applicants are eligible!) Urban or Rural: **Urban**

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.

<b>2</b>	<b>0</b>
Unit Total	<b>105</b>

MGP	Hunt Oakwood Herndon Homes Sen	80.0000%	Ronald Roberts	NPSponsor	0	0.0000%	0
OGP1	0	20.0000%	0	Developer	Hunt Companies	0.0000%	Ronald Roberts
OGP2	0	0.0000%	0	Co-Developer 1	Oakwood Development Group	0.0000%	Kelly King
OwnCons	1025 Advisors	0.0000%	Granvel Tate	Co-Developer 2	0	0.0000%	0
Fed LP	US Bancorp Community Developme	0.0000%	Robert Wasserman	Developmt Consult	NREUV	0.0000%	Gina Merritt
Slate LP	0	0.0000%	0				

*Scoring Justification per Applicant*

*DCA's Comments:*

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>62</b>	<b>20</b>
<b>2</b>	<b>0</b>	<b>0</b>
<b>1</b>		

**14. DCA COMMUNITY INITIATIVES**

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

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

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

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

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

**B. Designated Military Zones**

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

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

City: **Atlanta** County: **Fulton** QCT? **Yes** Census Tract #: **0**

Scoring Justification per Applicant

DCA's Comments:

B.	
----	--

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**Flexible**

**4**

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

Indicate that the following criteria are met:

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

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

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

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

	Amount	Amount
a)		
b)	3,977,699	
c)		
d)		
e)		
f)		
g)		
h)		
i)		
j)		
	<b>3,977,699</b>	<b>0</b>

Total Qualifying Sources (TQS):

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

**0.0000%**

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	62	20
	3		
		Yes	

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

11
105
11
93

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

**B. Target Population Preference**

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?

Nbr of Settlement units:

0
---

0.0%

3	0	0
1.	Disagree	
2.	Disagree	

Scoring Justification per Applicant

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

Historic Credit Equity:

0
---

**A. Historic and Adaptive Reuse**

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

Historic adaptive reuse units:

0
---

Total Units

105
-----

% of Total

0.00%
-------

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

**B. Historic**

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

Nbr Historic units:

0
---

Total Units

105
-----

% of Total

0.00%
-------

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	62	20
	3	3	0

Agree or Y/N Agree or Y/N

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

Pre-requisites:

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

Agree	
No	
No	
Yes	
Agree	

The partner for our healthy housing initiative is HEALing Our Communities. They have been active on the Westside working in the Vine City community. Given their work on the Westside they have indications of the types of problems faced by the community. Additionally we reviewed the CDC CHSI for Fulton County. Given that there is a large minority population that lives in English Avenue and other Westside communities we know that certain health conditions affect that population more frequently than the non-minority population. So conditions such as diabetes, high blood pressure, heart disease and reproductive health will all be areas of concentration based on the experience of HEALing Our Communities and the CDC CHSI report.

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

3 

3	0
---	---

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

a) Agree	
b) Yes	
c) Yes	

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

Occurrence Cost to Resident

a) healthcare screenings for cancer, communicable diseases, BMI, cholesterol, etc.	quarterly	sliding scale
b) nutritional counseling	monthly	sliding scale
c) behavioral health services	quarterly	sliding scale
d) general primary care	as needed	sliding scale

**B. Healthy Eating Initiative**

2 

0	0
---	---

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

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

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

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

**PART NINE - SCORING CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	62	20
	2	0	0

**C. Healthy Activity Initiative**

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

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

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

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

a)		
b)		
c)		
d)		
e)		

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

f)		
g)		

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

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

2.		
----	--	--

Scoring Justification per Applicant

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	0	0
	No	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:  
Tenancy

\_\_\_\_\_

Elderly

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

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High									
c) High									
d) Primary/Elementary									
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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**21. WORKFORCE HOUSING NEED (choose A or B)**

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

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

OR B. Exceed the minimum jobs threshold by 50%

**TOTALS:**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
92	62	20
2	2	0

2  
2

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site	199,399			
Min Exceeded by:	897.00%	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
Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:	20,000	
Total Nbr of Jobs w/in the 2-mile radius:	199,399	
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:	133,451	
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:	66.93%	0.00%

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

Scoring Justification per Applicant

The OnTheMap tool shows that the site is near jobs but most people have to travel more than 10 miles to get to their jobs.

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

10	10
10	10
0	
0	

Base Score  
 Deductions  
 Additions

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

92

62	20
----	----

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

20
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**PART NINE - SCORING CRITERIA - 2017-068 Herndon Homes Seniors, Atlanta, Fulton County**

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**Score  
Value**

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

**TOTALS:**

**92**

<b>62</b>	<b>20</b>
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

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

Herndon Homes Seniors

Atlanta, Fulton County

Per the Westside TAD Implementation plan, health and wellness is an important component of the community's desired resources. It is suggested by the Plan that increased facilities within the neighborhood would facilitate a better quality of life through health and wellness, job creation and meeting seniors specialized needs. The \$50,000 commitment from the Developer will pay for start-up costs for the HEALing health and wellness center that will provide biometric screenings and health risk assessments that will serve as the benchmark for data collection under the healthy housing initiative.

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

Herndon Homes Seniors

Atlanta, Fulton County

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

Herndon Homes Seniors

Atlanta, Fulton County

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



## Scoring Section 16 - Innovative Project Concept Narrative

Herndon Homes Seniors

Atlanta, Fulton County

The Herndon Homes Senior Project will be a Smart Building utilizing the latest innovative technology which includes remote monitoring, spatial technology, assistive technology and interactive media. This technology will be fully integrated into the apartment units and the common areas and will be coordinated through the onsite health and wellness center via a Health Technology Concierge. This comprehensive approach to health, wellness and aging in place will be the model for all future senior developments.

For many seniors, assisted care and aging in place is an intimidating and worrisome prospect. Unsurprisingly, an overwhelming majority of individuals aged 50 to 64 say that they would prefer to age in place.<sup>1</sup> Leveraging technology can improve seniors' quality of life as they become less able to care for themselves. One of the primary risks affecting seniors is falls. An alarming 9,500 deaths of older Americans are associated with falls each year, and 87% of all fractures in the elderly are due to falls. Even among falls that do not result in death, 47% of non-injured seniors cannot get up without assistance after falling.<sup>2</sup>

Enabling seniors to age in place requires some degree of infrastructure that can be replicated in other developments. The technology is designed into the building through the design process and a Health Technology Concierge can be designated as part of the property management staff and a special workstation can be designed into the program space of the development. This space will allow the Health Concierge to work with senior son an ongoing by providing technical support and monitoring technology and coordinating with the various technology partners to provide ongoing support.

**Remote Monitoring/Spatial Technology:** The Developer will provide the HAYO AI system which senses your unique context, passive motion, and proactive gestures to create useful and unique controls. Over time, the system learns your behaviors and leverages AI to help meet your moment-to-moment needs to include creating safe zones when tripped notifications are sent, and allowing one to wave on lights at a level that is comfortable to make it to the restroom with ease at 1 am. You can also dial a loved one or turn on a siren from your bed or from the floor if you fall.

**Assistive Technologies:** Assistive technologies can help any senior who is experiencing physical and/or cognitive decline. According to a survey by AARP, the average number of different prescriptions taken by those aged 65-74 is 4.45 per day.<sup>4</sup> To support routine consumption of medication, the Developer will install Pill Box Organizers in each unit.<sup>5</sup>

**Interactive Multimedia:** The Developer will provide Tablets for use in common areas and in the Health and Wellness center with a software platform (i.e. GrandCare) to assist in a variety of daily tasks such as automatically filling prescriptions, contacting doctors, and requesting car rides and other aid from area youth. The Developer is partnering with IBM to provide consulting on all technology infrastructure.

Based on the tax-exempt status of the project, the developer will utilize funds from the operating budget to support the salary of the Health Technology, subscription fees and consulting fees.

Because this is a technology platform, data will be easily collected. The systems will gather data based on reported incidents, use of Tablets to schedule appointments with doctors and for activities at the Health and Wellness Center and to record voluntary survey results.

Our partnership with IBM demonstrates our engagement of a Best-in-Class technology solutions provider specializing for aging in place program development. HEAL Community Centers, our Health and Wellness partner, brings local expertise in Health Management. Additional partners will include Georgia Tech (Community Quarterback) and Johnson Controls (Atlanta Smart City Technology Consultant).



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]