

Project Narrative
Riverstock Apartments
Woodstock, Cherokee County

Riverstock was built in 2001 (fka Columbia Creek) and acquired by Dominion on January 3rd, 2017. The property is currently a mix of 34 market rate units, 138 Section 42 LIHTC units with a total of 172 units. Upon resyndication, Dominion proposes to convert all market rate units to Section 42 LIHTC 60% AMI units, resulting in a total of 163 60% AMI units and 9 50% AMI units. It is composed of 120 two bedroom units and 52 three bedroom units. The rehabilitation will remove the hold harmless rents that are currently in place, which will lower rents by more than 10%. This resyndication will extend the affordability of the next 15 years. There are 8 residential buildings and a clubhouse on the 14.72 acre site. It is located 30 minutes north of downtown Atlanta. Dominion expects to close on the resyndication in July, 2017 and perform a \$4,300,000 substantial rehabilitation to the property. This rehabilitation will address deferred maintenance needs as well as significant upgrades to the 172 units in the complex. It is clear that Riverstock Apartments will only deteriorate over time if the project goes unrehabilitated. With very few family affordable housing units in the area, rehabilitating Riverstock Apartments and extending the affordability of the property would be an immense benefit to the City of Woodstock. Dominion has a dedicated management style and is confident it will be long-term partners with the City of Woodstock. In summary, the substantial rehabilitation of Riverstock will significantly improve an important part of an affordable housing stock in Woodstock. In addition, because tax credit rents will be lowered with a new placed-in-service date (hold harmless rents are higher). The rents will be lowered significantly, making the property more affordable to the current residents while also being fixed up.

Common Area Amenities:

- Swimming pool with Sun Deck
- Fitness Center
- Children's Playground
- Community Room
- Walking Path
- Gazebo
- Picnic area with barbecue grills
- Laundry Facilities
- Controlled-access gates
- Camera-monitored entry

In Unit Amenities:

- Washer and Dryer Connections
- Dishwasher
- Garbage Disposal
- Air Conditioning
- Sunroom
- Walk-In Closets

Project Narrative
Riverstock Apartments
Woodstock, Cherokee County

PART ONE - PROJECT INFORMATION - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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:

2017-0

I. DCA RESOURCES

LIHTC (auto-filled from later entries) \$ 711,521 DCA HOME (from Consent Form) \$ -

II. TYPE OF APPLICATION

Tax Exempt Bond / 4% credit -----> **Pre-Application Number** (if applicable) - **use format 2017PA-###** 2017PA-503
 Have any changes occurred in the project since pre-application? No

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

Project Name previously used: N/A DCA Project Nbr previously assigned

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Peter Nelson		Title	Associate
Address	2905 Northwest Blvd. Suite 150		Direct Line	(763) 354-5546
City	Plymouth		Fax	
State	MN	Zip+4	55441-2644	Cellular
Office Phone	(763) 354-5500	Ext.	546	E-mail
				peter.nelson@dominiuminc.com

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

IV. PROJECT LOCATION

Project Name	Riverstock Apartments		Phased Project?	No
Site Street Address (if known)	50 Sandy Circle		DCA Project Nbr of previous phase:	N/A
Nearest Physical Street Address *	N/A		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 34.098 North	Longitude: -84.512 West	Acreage	14.6900
City	Woodstock	9-digit Zip**	30188-6884	Census Tract Number
Site is predominantly located:	Within City Limits	County	Cherokee	13057090904
In USDA Rural Area?	No	In DCA Rural County?	No	QCT? No
		Overall:	Urban	DDA? No
				HUD SA: MSA

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

Congressional	State Senate	State House
11	21	20

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

Political Jurisdiction

Name of Chief Elected Official	Donnie Henriques		Title	Mayor
Address	12453 Highway 92		City	Woodstock
Zip+4	30188-6884	Phone	(770) 592-6001	Email
				dhenriques@woodstockga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	0	Adaptive Reuse:	0	Non-historic	0	Historic	0
Substantial Rehabilitation	172	Historic Rehab					0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:					11/2/01

PART ONE - PROJECT INFORMATION - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	172	0
Number of 50% Units	9	0
Number of 60% Units	163	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	172	
Common Space Units	0	
Total Units	172	

E. Buildings

Number of Residential Buildings	8
Number of Non-Residential Buildings	1
Total Number of Buildings	9

F. Total Residential Parking Spaces

331

D. Unit Area

Total Low Income Residential Unit Square Footage	211,124
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	211,124
Total Common Space Unit Square Footage	0
Total Square Footage from Units	211,124

Total Common Area Square Footage from Nonresidential areas	3,250
Total Square Footage	214,374

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

N/A

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

B. Mobility Impaired	Nbr of Units Equipped:	9
Roll-In Showers	Nbr of Units Equipped:	5
C. Sight / Hearing Impaired	Nbr of Units Equipped:	4

% of Total Units	5.2%	Required:	5%
% of Units for the Mobility-Impaired	55.6%	Required:	40%
% of Total Units	2.3%	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

VIII. SET ASIDES

A. LIHTC:	Nonprofit	No
B. HOME:	CHDO	No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:	Housing Authority of the City of Canton				Inducement Date:	October 12, 2016	
Office Street Address	1400 Oakside Drive #76				Applicable QAP:	2017 Georgia DCA QAP	
City	Canton	State	GA	Zip+4	30114-2445	T-E Bond \$ Allocated:	12,500,000
Contact Name	Dana Thompson	Title	Attorney		E-mail	dmt@dmtlawfirm.com	
10-Digit Office Phone	(770) 479-1844	Direct line	(886) 813-1298	Website			

PART ONE - PROJECT INFORMATION - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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
N/A			7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

Project Participant	Name of Project	Project Participant	Name of Project
N/A		7	
2		8	
3		9	
4		10	
5		11	
6		12	

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? Yes

If Yes ----->:	Total Existing Units	172
	Number Occupied	160
	% Existing Occupied	93.02%

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

F. Projected Place-In-Service Date

Acquisition	January 1, 2018
Rehab	January 1, 2018
New Construction	

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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)

Woodstock Leased Housing Associates I, LLLP				Name of Principal	Paul Sween
2905 Northwest Blvd. Suite 150				Title of Principal	Managing Partner
Plymouth		Fed Tax ID:		Direct line	(763) 354-5546
MN	Zip+4	55441-2644	Org Type:	For Profit	Cellular
(763) 354-5500		E-mail	peter.nelson@dominiuminc.com		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner
Office Street Address
City
State
10-Digit Office Phone / Ext.

Woodstock Leased Housing Associates I, LLC				Name of Principal	Paul Sween
2905 Northwest Blvd. Suite 150				Title of Principal	Managing Partner
Plymouth		Website	www.dominiumapartments.com	Direct line	(763) 354-5546
MN	Zip+4	55441-2644		Cellular	(570) 579-5340
(763) 354-5500		E-mail	peter.nelson@dominiuminc.com		

b. Other General Partner
Office Street Address
City
State
10-Digit Office Phone / Ext.

Woodstock Leased Housing Associates LP I, LLC				Name of Principal	Paul Sween
2905 Northwest Blvd. Suite 150				Title of Principal	Managing Partner
Plymouth		Website	www.dominiumapartments.com	Direct line	(763) 354-5546
MN	Zip+4	55441-2644		Cellular	(570) 579-5340
(763) 354-5500		E-mail	peter.nelson@dominiuminc.com		

c. Other General Partner
Office Street Address
City
State
10-Digit Office Phone / Ext.

Stratford SLP, Inc.				Name of Principal	Kyle Wolff
100 Corporate Place, Suite 404				Title of Principal	Executive Vice-President /
Peabody		Website	www.stratfordcapitalgroup.com	Direct line	(978) 535-5600
MA	Zip+4	01960-0000		Cellular	(617) 852-8414
(978) 535-5600		E-mail	kfw@stratfordcapitalgroup.com		

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner
Office Street Address
City
State
10-Digit Office Phone / Ext.

Stratford Columbia Creek Investors Limited Partnership				Name of Principal	Kyle Wolff
100 Corporate Place, Suite 404				Title of Principal	Executive Vice-President /
Peabody		Website	www.stratfordcapitalgroup.com	Direct line	(978) 535-5600
MA	Zip+4	01960-0000		Cellular	(617) 852-8414
(978) 535-5600		E-mail	kfw@stratfordcapitalgroup.com		

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

MVM Riverstock-GA, LLC				Name of Principal	Donyett Edwards
3344 Peachtree Road NE, #2555				Title of Principal	Underwriting Project Manag
Atlanta		Website	www.gardnercapital.com	Direct line	(404) 477-0922
GA	Zip+4	30326-0000		Cellular	(404) 910-3348
(314) 561-5900		E-mail	dedwards@gardnercapital.com		

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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II. DEVELOPER(S)

A. DEVELOPER

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

Woodstock Leased Housing Development I, LLC				Name of Principal	Paul Sween
2905 Northwest Blvd. Suite 150				Title of Principal	Managing Partner
Plymouth		Website	www.dominiumapartments.com	Direct line	(763) 354-5546
MN		Zip+4	55441-2644	Cellular	(570) 579-5340
(763) 354-5500		E-mail	peter.nelson@dominiuminc.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

N/A				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.

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

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

C. MANAGEMENT COMPANY

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

Dominium Management Services, LLC				Name of Principal	Jack Sipes
2905 Northwest Blvd. Suite 150				Title of Principal	Senior Vice President
Plymouth		Website	www.dominiumapartments.com	Direct line	(763) 354-5620
MN		Zip+4	55441-2644	Cellular	(612) 231-0311
(763) 354-5500		E-mail	jsipes@dominiuminc.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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D. ATTORNEY	Winthrop & Weinstine, P.A.			Name of Principal	John M. Stern
Office Street Address	225 South 6th Street, Suite 3500			Title of Principal	Attorney
City	Minneapolis	Website	www.winthrop.com	Direct line	(612) 604-6588
State	MN	Zip+4	05402-0000	Cellular	(651) 269-0524
10-Digit Office Phone / Ext.	(612) 604-6400	E-mail	jstern@winthrop.com		

E. ACCOUNTANT	TBD			Name of Principal	
Office Street Address				Title of Principal	
City		Website		Direct line	
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.		E-mail			

F. ARCHITECT	Ebersoldt + Associates (E+A) Architecture			Name of Principal	Vince Ebersoldt
Office Street Address	1214 Washington Avenue			Title of Principal	Principal
City	St. Louis	Website	www.eplusa-arch.com	Direct line	(314) 241-4566
State	MO	Zip+4	63103-1904	Cellular	(314) 681-7319
10-Digit Office Phone / Ext.	(314) 241-4566	E-mail	vebersoldt@eplusa-arch.com		

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

A. LAND SELLER (If applicable)	N/A	Principal		10-Digit Phone / Ext.	
Office Street Address				City	
State		Zip+4		E-mail	

B. IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	Woodstock Leased Housing Associates I, LLC	No	No	For Profit	0.0050%	
Other Genrl Prtnr 1	Woodstock Leased Housing Associates LP I, LLC	No	No	For Profit	0.0050%	
Other Genrl Prtnr 2	Stratford Columbia Creek Investors Limited Partnership	No	No	For Profit		
Federal Ltd Partner	Stratford SLP, LLC	No	No	For Profit	0.0100%	
State Ltd Partner	MVM Riverstock-GA, LLC	No	No	For Profit	1.0000%	
NonProfit Sponsor						
Developer	Woodstock Leased Housing Associates Development I, LLC	No	No	For Profit	0.0000%	
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor						
Managemen t Company	Dominium Management Services, LLC	No	No	For Profit	0.0000%	
Total					1.0200%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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PART THREE - SOURCES OF FUNDS - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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
Yes	Tax Exempt Bonds: \$	12,146,000	No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$	0	No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$	0	No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source					Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Fannie Mae MTEB	12,146,000		
Mortgage B	Tax Credit Equity Bridge	7,538,678		
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity		2,418,854		
State Housing Credit Equity				
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		22,103,532		
Total Construction Period Costs from Development Budget:		22,103,532		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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)	Fannie Mae MTEB	12,146,000	4.365%	15	35	681,684	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	23.62%	590,584	0.000%	15	CF		Cash Flow

Total Cash Flow for Years 1 - 15: 3,546,868
 DDF Percent of Cash Flow (Yrs 1-15) **16.651%** 16.651%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity		7,825,170					
State Housing Credit Equity		4,269,100					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		24,830,854					
Total Development Costs from Development Budget:		24,830,854					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity % of TDC
7,826,735	-1,565.27	32%
4,269,128	-28.33	17%
		49%

*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

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PART FOUR - USES OF FUNDS - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				7,500			7,500		
Market Study				6,200			6,200		
Environmental Report(s)				12,500			12,500		
Soil Borings				-			-		
Boundary and Topographical Survey				-			-		
Zoning/Site Plan Fees				-			-		
Other: Physical Needs Assessment				10,000			10,000		
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>							-		
				Subtotal	-	-	36,200	-	
ACQUISITION					ACQUISITION				
Land				889,928				889,928	
Site Demolition									
Acquisition Legal Fees (if existing structures)						11,810,072			
Existing Structures				11,810,072					
				Subtotal		11,810,072		889,928	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	0							
Site Construction (Off-site)									
				Subtotal	-	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction							-		
Residential Structures - Rehab				5,280,702			5,205,702	75,000	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr							-		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab							-		
				Subtotal	-	-	5,205,702	75,000	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		316,842			316,842		
Builder Overhead	6.000%	316,842	6.000%	105,614			105,614		
General Requirements*	2.000%	105,614	2.000%	316,842			316,842		
	6.000%	316,842	6.000%	739,298			739,298		
*See QAP: General Requirements policy	14.000%	739,298							
				Subtotal	-	-	739,298	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: Immediate Repairs				86,000			86,000		
Total Construction Hard Costs					Total Construction Hard Costs				
6,106,000.00					6,106,000.00				
Average TCHC:					Average TCHC:				
35,500.00 per Res'l unit					35,500.00 per unit				
28.92 per Res'l unit SF					28.92 per unit sq ft				
28.48 per total sq ft					28.48 per total sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	6.90%			421,400			421,400		

PART FOUR - USES OF FUNDS - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee	178,849		122,308	56,540	
Bridge Loan Interest	449,851		112,167	139,795	197,890
Construction Loan Fee	-			-	
Construction Loan Interest	-			-	
Construction Legal Fees	48,500		15,000	33,500	
Construction Period Inspection Fees	12,000			12,000	
Construction Period Real Estate Tax	-			-	
Construction Insurance	20,000		20,000	-	
Title and Recording Fees	2,500		2,500	-	
Payment and Performance bonds	-			-	
Other: Construction Draw Administration	18,195		-	18,195	
Other: Soft Cost Contingency	50,000			50,000	
Subtotal	779,895	-	271,975	310,030	197,890
PROFESSIONAL SERVICES					
Architectural Fee - Design	152,088			152,088	
Architectural Fee - Supervision	30,272			30,272	
Green Building Consultant Fee Max: 20,000	8,500			8,500	
Green Building Program Certification Fee (LEED or Earthcraft)	-			-	
Accessibility Inspections and Plan Review	12,000			12,000	
Construction Materials Testing	-			-	
Engineering	-			-	
Real Estate Attorney	210,000		65,000	62,500	82,500
Accounting	8,500			8,500	
As-Built Survey	7,500			7,500	
Other: Radon Remediation	18,500			18,500	
Subtotal	447,360	-	65,000	299,860	82,500
LOCAL GOVERNMENT FEES Avg per unit: 0					
Building Permits				-	
Impact Fees				-	
Water Tap Fees waived?				-	
Sewer Tap Fees waived?				-	
Subtotal	-	-	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	144,460				144,460
Permanent Loan Legal Fees	175,000				175,000
Title and Recording Fees	111,385				111,385
Bond Issuance Premium	135,114				135,114
Cost of Issuance / Underwriter's Discount	136,643				136,643
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					-
Subtotal	702,602	-	-	-	702,602

PART FOUR - USES OF FUNDS - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS				DCA-RELATED COSTS		
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		1,000				1,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		3,000				3,000
LIHTC Allocation Processing Fee	56,922	56,922				56,922
LIHTC Compliance Monitoring Fee	137,600	137,600				137,600
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						-
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: Final Allocation Amendments		1,500				1,500
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
	Subtotal	209,522				209,522
EQUITY COSTS				EQUITY COSTS		
Partnership Organization Fees		65,000				65,000
Tax Credit Legal Opinion						-
Syndicator Legal Fees		25,000				25,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
	Subtotal	90,000				90,000
DEVELOPER'S FEE				DEVELOPER'S FEE		
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	2,500,000		1,560,472	939,528	
	Subtotal	2,500,000	-	1,560,472	939,528	-
START-UP AND RESERVES				START-UP AND RESERVES		
Marketing		-				-
Rent-Up Reserves	172,520	10,165				10,165
Operating Deficit Reserve:	685,883	477,322				477,322
Replacement Reserve						-
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 500	86,000			86,000	
Other: Income Qualifying Tenants (Rightsource)		10,000				10,000
	Subtotal	583,487	-	-	86,000	497,487
OTHER COSTS				OTHER COSTS		
Relocation		129,000			129,000	
Other: Property Tax & Insurance Escrow		125,389				125,389
	Subtotal	254,389	-	-	129,000	125,389
TOTAL DEVELOPMENT COST (TDC)		24,830,854	-	13,707,519	8,253,018	2,870,317
Average TDC Per:	Unit:	144,365.43	Square Foot:	115.83		

PART FOUR - USES OF FUNDS - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs

Amount of nonqualified nonrecourse financing

Costs of Nonqualifying units of higher quality

Nonqualifying excess portion of higher quality units

Historic Tax Credits (Residential Portion Only)

Other

Total Subtractions From Basis:

Eligible Basis Calculation

Total Basis

Less Total Subtractions From Basis (see above)

Total Eligible Basis

Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)

Type:

Adjusted Eligible Basis

Multiply Adjusted Eligible Basis by Applicable Fraction

Qualified Basis

Multiply Qualified Basis by Applicable Credit Percentage

Maximum Tax Credit Amount

Total Basis Method Tax Credit Calculation

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <input type="text" value=" <Enter detailed description here; use Comments section if needed>"/>			
Total Subtractions From Basis:	0		0
Total Basis	0	13,707,519	8,253,018
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	13,707,519	8,253,018
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	100.00%		100.00%
Adjusted Eligible Basis	0	13,707,519	8,253,018
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	13,707,519	8,253,018
Multiply Qualified Basis by Applicable Credit Percentage	3.24%	3.24%	3.24%
Maximum Tax Credit Amount	0	444,124	267,398
Total Basis Method Tax Credit Calculation		711,521	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

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

38,436,612	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount <input type="text" value=" 0"/>	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig <input type="text"/>
24,830,854		
12,146,000		
12,684,854		
/ 10		
1,268,485	Federal	State
1.7000	= <input type="text" value=" 1.1000"/>	+ <input type="text" value=" 0.6000"/>
746,168		
711,521		
711,521		
711,521		

PART FOUR - USES OF FUNDS - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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.

PART FOUR (b) - OTHER COSTS - 2017-0 - Riverstock Apartments - Woodstock - Cherokee, 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

Physical Needs Assessment

For rehabilitation projects, a Physical Needs Assessment (PNA) and Capital Reserve Study is required per the 2017 Qualified Allocation Plan.

This is a required item in order to receive an allocation of Low Income Housing Tax Credits

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

Immediate Repairs

These are additional construction costs, contracted for by the owner/developer and outside of the construction contract with the general contractor.

These repairs are capital improvement items such as HVAC replacement, water heater replacement, flooring replacement, etc. Since we are required to repair these items per the scope of our rehabilitation, we seek to have this budget included in basis.

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

Construction Draw Administration

This fee is allocated to the title company to cover the overhead of the construction draw process throughout the rehab.

This is a necessary and vital part of the development process, hence it should be included in basis.

Total Cost Total Basis

Soft Cost Contingency

Budget item that is used for any unforeseen costs.

This is typical of any rehabilitation.

Total Cost Total Basis

PROFESSIONAL SERVICES

Radon Remediation

Short-term radon testing was completed in August of 2016. The results of the testing indicated radon concentrations at the Site rangin from <0.3 picocuries per liter (pCi/L) to 6.6 pCi/L. In order to futher assess the Site, additional short-term radon testing of all ground contact units was conducted. The testing found that 29 ground floor units were found during the test period to have radon concentrations greater than or equal to 4.0 pCi/l. We intend to mitigate all these units as part of our substantial rehabilitation.

This is a required item in order to receive an allocation of Low Income Housing Tax Credits

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

Total Cost

DCA-RELATED COSTS

Final Allocation Amendments

At time of request, applicant will need to pay \$1,500 for final allocation application amendments.

Total Cost

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

Total Cost

EQUITY COSTS

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

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

Income Qualifying Tenants (Rightsource)

In order to income qualify tenants, we use a 3rd party company, Rightsource.

This is not basis eligible

Total Cost Total Basis

OTHER COSTS

Property Tax & Insurance Escrow

These escrows reserve for the remainder of 2017 property taxes & insurance premiums.

This is not basis eligible

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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

Georgia DCA - Northern Region		
February 1, 2017	Structure	MF

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

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									
Total Utility Allowance by Unit Size					0	0	0	0	0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

DCA COMMENTS

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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	120	52	0	172
0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI

50% AMI

Total

Unrestricted

Total Residential

Common Space

Total

0	0	133,038	66,983	0	200,021
0	0	7,002	4,101	0	11,103
0	0	140,040	71,084	0	211,124
0	0	0	0	0	0
0	0	140,040	71,084	0	211,124
0	0	0	0	0	0
0	0	140,040	71,084	0	211,124

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

33,804

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

Operating Subsidy

Other:

Total OI in Mgt Fee

1 2 3 4 5 6 7 8 9 10

-	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement

Other:

Total OI NOT in Mgt Fee

-	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

Operating Subsidy

Other:

Total OI in Mgt Fee

11 12 13 14 15 16 17 18 19 20

-	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement

Other:

Total OI NOT in Mgt Fee

-	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

Operating Subsidy

Other:

Total OI in Mgt Fee

21 22 23 24 25 26 27 28 29 30

-	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement

Other:

Total OI NOT in Mgt Fee

-	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

Operating Subsidy

Other:

Total OI in Mgt Fee

31 32 33 34 35

-	-	-	-	-

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	66,220
Maintenance Salaries & Benefits	94,600
Support Services Salaries & Benefits	28,380
Other (describe here)	
Subtotal	189,200

On-Site Office Costs

Office Supplies & Postage	7,740
Telephone	3,870
Travel	2,580
Leased Furniture / Equipment	10,320
Activities Supplies / Overhead Cost	1,290
Other (describe here)	
Subtotal	25,800

Maintenance Expenses

Contracted Repairs	34,830
General Repairs	29,025
Grounds Maintenance	11,610
Extermination	0
Maintenance Supplies	40,635
Elevator Maintenance	0
Redecorating	0
Other (describe here)	0
Subtotal	116,100

On-Site Security

Contracted Guard	0
Electronic Alarm System	0
Subtotal	0

Professional Services

Legal	0
Accounting	0
Advertising	8,600
Other (describe here)	
Subtotal	8,600

Utilities (Avg\$/mth/unit)

Electricity	8	15,480
Natural Gas	0	0
Water&Swr	30	61,920
Trash Collection		0
Other (describe here)		0
Subtotal		77,400

Taxes and Insurance

Real Estate Taxes (Gross)*	150,675
Insurance**	50,052
Other (describe here)	
Subtotal	200,727

Management Fee:

		72,255
451.71	Average per unit per year	
37.64	Average per unit per month	

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

TOTAL OPERATING EXPENSES **690,082**

Average per unit 4,012.10
Total OE Required 688,000

Replacement Reserve (RR) **60,200**

Proposed averaga RR/unit amount: **350**

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	172 units x \$350 =	60,200
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	172	60,200

TOTAL ANNUAL EXPENSES **750,282**

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 - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.51%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	72,255
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	1,690,176	1,723,980	1,758,459	1,793,628	1,829,501	1,866,091	1,903,413	1,941,481	1,980,311	2,019,917
Ancillary Income	33,804	34,480	35,169	35,873	36,590	37,322	38,068	38,830	39,606	40,398
Vacancy	(120,679)	(123,092)	(125,554)	(128,065)	(130,626)	(133,239)	(135,904)	(138,622)	(141,394)	(144,222)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(617,827)	(636,362)	(655,452)	(675,116)	(695,370)	(716,231)	(737,718)	(759,849)	(782,645)	(806,124)
Property Mgmt	(72,255)	(74,423)	(76,655)	(78,955)	(81,324)	(83,763)	(86,276)	(88,865)	(91,530)	(94,276)
Reserves	(60,200)	(62,006)	(63,866)	(65,782)	(67,756)	(69,788)	(71,882)	(74,038)	(76,260)	(78,547)
NOI	853,019	862,576	872,101	881,583	891,015	900,392	909,702	918,936	928,088	937,146
Mortgage A	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	171,335	180,893	190,417	199,899	209,332	218,708	228,018	237,253	246,405	255,462
DCR Mortgage A	1.25	1.27	1.28	1.29	1.31	1.32	1.33	1.35	1.36	1.37
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.25	1.27	1.28	1.29	1.31	1.32	1.33	1.35	1.36	1.37
Oper Exp Coverage Ratio	2.14	2.12	2.10	2.08	2.06	2.04	2.02	2.00	1.98	1.96
Mortgage A Balance	11,991,421	11,829,958	11,661,304	11,485,139	11,301,130	11,108,925	10,908,161	10,698,456	10,479,412	10,250,613
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.51%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	72,255
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	2,060,315	2,101,521	2,143,552	2,186,423	2,230,151	2,274,754	2,320,249	2,366,654	2,413,988	2,462,267
Ancillary Income	41,206	42,030	42,871	43,728	44,603	45,495	46,405	47,333	48,280	49,245
Vacancy	(147,106)	(150,049)	(153,050)	(156,111)	(159,233)	(162,417)	(165,666)	(168,979)	(172,359)	(175,806)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(830,308)	(855,217)	(880,873)	(907,300)	(934,519)	(962,554)	(991,431)	(1,021,174)	(1,051,809)	(1,083,363)
Property Mgmt	(97,105)	(100,018)	(103,018)	(106,109)	(109,292)	(112,571)	(115,948)	(119,427)	(123,009)	(126,700)
Reserves	(80,904)	(83,331)	(85,831)	(88,406)	(91,058)	(93,790)	(96,603)	(99,501)	(102,486)	(105,561)
NOI	946,099	954,938	963,651	972,226	980,653	988,917	997,007	1,004,906	1,012,604	1,020,083
Mortgage A	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	264,415	273,254	281,967	290,543	298,969	307,233	315,323	323,223	330,920	338,399
DCR Mortgage A	1.39	1.40	1.41	1.43	1.44	1.45	1.46	1.47	1.49	1.50
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.39	1.40	1.41	1.43	1.44	1.45	1.46	1.47	1.49	1.50
Oper Exp Coverage Ratio	1.94	1.92	1.90	1.88	1.86	1.85	1.83	1.81	1.79	1.78
Mortgage A Balance	10,011,625	9,761,993	9,501,245	9,228,884	8,944,395	8,647,235	8,336,842	8,012,626	7,673,972	7,320,236
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.51%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	72,255
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	2,511,513	2,561,743	2,612,978	2,665,237	2,718,542	2,772,913	2,828,371	2,884,939	2,942,637	3,001,490
Ancillary Income	50,230	51,235	52,260	53,305	54,371	55,458	56,567	57,699	58,853	60,030
Vacancy	(179,322)	(182,908)	(186,567)	(190,298)	(194,104)	(197,986)	(201,946)	(205,985)	(210,104)	(214,306)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,115,864)	(1,149,340)	(1,183,820)	(1,219,335)	(1,255,915)	(1,293,592)	(1,332,400)	(1,372,372)	(1,413,543)	(1,455,949)
Property Mgmt	(130,501)	(134,416)	(138,448)	(142,601)	(146,880)	(151,286)	(155,825)	(160,499)	(165,314)	(170,274)
Reserves	(108,728)	(111,990)	(115,349)	(118,810)	(122,374)	(126,045)	(129,827)	(133,722)	(137,733)	(141,865)
NOI	1,027,328	1,034,324	1,041,053	1,047,498	1,053,640	1,059,462	1,064,941	1,070,060	1,074,795	1,079,125
Mortgage A	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	345,644	352,640	359,369	365,815	371,956	377,778	383,257	388,376	393,112	397,441
DCR Mortgage A	1.51	1.52	1.53	1.54	1.55	1.55	1.56	1.57	1.58	1.58
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.51	1.52	1.53	1.54	1.55	1.55	1.56	1.57	1.58	1.58
Oper Exp Coverage Ratio	1.76	1.74	1.72	1.71	1.69	1.67	1.66	1.64	1.63	1.61
Mortgage A Balance	6,950,746	6,564,802	6,161,670	5,740,585	5,300,747	4,841,322	4,361,437	3,860,180	3,336,601	2,789,705
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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)	 	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.51%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	72,255
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	3,061,520	3,122,750	3,185,205	3,248,909	3,313,888
Ancillary Income	61,230	62,455	63,704	64,978	66,278
Vacancy	(218,593)	(222,964)	(227,424)	(231,972)	(236,612)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,499,628)	(1,544,617)	(1,590,955)	(1,638,684)	(1,687,844)
Property Mgmt	(175,382)	(180,643)	(186,063)	(191,644)	(197,394)
Reserves	(146,121)	(150,505)	(155,020)	(159,671)	(164,461)
NOI	1,083,027	1,086,476	1,089,448	1,091,917	1,093,855
Mortgage A	(681,684)	(681,684)	(681,684)	(681,684)	(681,684)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	401,343	404,793	407,764	410,233	412,171
DCR Mortgage A	1.59	1.59	1.60	1.60	1.60
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.59	1.59	1.60	1.60	1.60
Oper Exp Coverage Ratio	1.59	1.58	1.56	1.55	1.53
Mortgage A Balance	2,218,453	1,621,761	998,496	347,474	(332,540)
Mortgage B Balance	-	-	-	-	-
Mortgage C Balance	-	-	-	-	-
Other Source Balance	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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)	 	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.51%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	72,255
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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.

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.

Pass?

Is this Criterion met?

		New Construction and Acquisition/Rehabilitation		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
Unit Type	Nbr Units	Unit Cost	Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Semi-Detached	Efficiency	0	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>
Row House	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>
Walkup	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>
Elevator	Efficiency	0	112,784 x 0 units = 0	0	124,062 x 0 units = 0
	1 BR	1	157,897 x 0 units = 0	0	173,686 x 0 units = 0
	2 BR	2	203,010 x 120 units = 24,361,200	0	223,311 x 0 units = 0
	3 BR	3	270,681 x 52 units = 14,075,412	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>172</i>	<i>38,436,612</i>	<i>0</i>	<i>0</i>
Total Per Construction Type		172	38,436,612	0	0

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

24,830,854

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

38,436,612

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:

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

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:

Financial Budgeting Class

Blood Pressure Testing & Education Class

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 - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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

- 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	
B.	Two Months	
C.	98.50%	
D.	7.10%	

Pass?

Project Nbr	Project Name
1	GAA2014989 Columbia Mill
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.

Threshold Justification per Applicant

All other tax credit projects in close proximity were funded prior to 2014.

DCA's Comments:

6 APPRAISALS

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

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

Pass?

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?
 - 1) If "Yes", name of company that prepared the noise assessment?
 - 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
 - 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

A.	Braun Intertec		
B.	No		
C.	Yes		
1)	Braun Intertec		
2)	<65		

- D. Is the subject property located in a:

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

D.		
1)	No	
2)	No	
a)	0.000%	
b)	No	
c)	No	
3)	No	
a)	<5%	
b)	No	
c)	Yes	
4)	No	

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

- 1) Lead-based paint?

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

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

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

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

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

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

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

No	
----	--

- 9) Mold?

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

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

Yes	
-----	--

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

N/A

--

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

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

1)	No	
2)	No	
3)	No	
G.	No	

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

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

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

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

- I. List all contiguous Census Tracts:

I.

--

- J. Is Contract Addendum included in Application?

J.

--

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

Applicant Response	DCA USE
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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.

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017** Expiration Date:
- B. Form of site control: B. **Warranty Deed**
- C. Name of Entity with site control: C. **Woodstock Leased Housing Associates I, LLLP**
- D. Is there any Identity of Interest between the entity with site control and the applicant? D. **Yes**

Pass?		
A.	Yes	
B.	<<Select>>	
C.		
D.	Yes	

Threshold Justification per Applicant

The Applicant and the entity with site control is the the same entity

DCA's Comments:

9 SITE ACCESS

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

Pass?		
A.	Yes	
B.		
C.		
D.		

Threshold Justification per Applicant

Survey has been provided which illustrates all easements. All roads are currently existing, no need to provide development cost estimates.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

DCA's Comments:

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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

N/A
Georgia Power

Pass?

1)	No	
2)	Yes	

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

- 1) Public water
- 2) Public sewer

City of Woodstock
City of Woodstock

Pass?

A1)	Yes	
2)	No	
B1)	Yes	
2)	Yes	

DCA's Comments:

13 REQUIRED AMENITIES

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

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)	Covered Porch	If "Other", explain here
A3)	On-site laundry	

Pass?

	No	
A.	Agree	
B.	Agree	

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) Community Garden		
2) Equipped Playground		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3) Covered Pavilion with Picnic/Barbecue Facilities		
4) Furnished Exercise/Fitness Center		

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.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	

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.	N/A	
1)		
2)		
3a)		
3b)		

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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)

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

Pass?		
A. Pre-Application Waiver	<<Select>>	
B. December 2, 2016		
Newbanks	Yes	
	Yes	
The Weidt Group		
D. Yes	Yes	
1) Yes	Yes	
2) Yes	Yes	
3) Yes	Yes	
4) Yes	Yes	
E. Agree		

Threshold Justification per Applicant

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

Pass?		
A. Agree	Agree	
B. Agree	Agree	

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	9	9	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	5	4	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	4	4	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

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

The DCA qualified consultant will perform the following: Name of Accessibility Consultant **Steve Wade**

- 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 - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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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?		
	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

B.		
	1) Yes	

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

Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

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) No	
	2) No	

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):

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

F. DCA Final Determination

E.	Probationary Certifying GP
F.	<< Select Designation >>

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. Yes	
	B. No	
	C. Yes	

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee 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.

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

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

Pass?	DCA USE
<input type="text"/>	<input type="text"/>

Threshold Justification per Applicant

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

Pass?	DCA USE
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Threshold Justification per Applicant

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living Facility
- C. Non-profit Federal Tax Exempt Qualification Status
- D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]
- E. Other (If Yes, then also describe): E.

Pass?	DCA USE
<input type="text" value="Yes"/>	<input type="text"/>
<input type="text" value="No"/>	<input type="text"/>
<input type="text" value="No"/>	<input type="text"/>
<input type="text" value="No"/>	<input type="text"/>

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

Applicant Response	DCA USE
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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

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

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

1) Number of Over Income Tenants	19		4) Number of Down units	1	
2) Number of Rent Burdened Tenants	60		5) Number of Displaced Tenants	4	
3) Number of Vacancies	12				

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

Yes	

Threshold Justification per Applicant

Number of rent burdened tenants will decrease upon closing and rehabilitation of project since rents will go down with a new placed-in-service date.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?	
-------	--

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.

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

Threshold Justification per Applicant

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?	
-------	--

Threshold Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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

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

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

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

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20
	3	0	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: **172**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

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

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

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:	

0.00%	0.00%
0	0

B.	0	0
1.	0	0
2.	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)

Complete this section using results from completed current

B. Bonus Desirable

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

Scoring Justification per Applicant

13	0	0
A.		
B.		
C.		

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **N/A - 4% Bond**

- 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.

6	0	0
Applicant Agrees?		
DCA Agrees?		

PART NINE - SCORING CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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

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

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

Choose **either option 1 or 2 under A.**

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

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

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

B. Access to Public Transportation

Choose **only one option in B.**

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

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

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

Score	Option	Self Score	DCA Score
6	A.	0	0
5	1.		
4	2.		
1	3.		
3	B.	0	0
3	1.		
2	2.		
1	3.		
2	4.		

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

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

Competitive Pool chosen:

<Select a Sust Devlpmt Certification>

N/A - 4% Bond

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

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

Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>
Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

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

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

Date of Audit: Date of Report:

A. Sustainable Communities Certification

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

1. EarthCraft Communities

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

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

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

2	A.	Yes/No	Yes/No

PART NINE - SCORING CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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

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

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

Commitments for Building Certification:

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

	Yes/No	Yes/No
1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>

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

C. Exceptional Sustainable Building Certification

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

	Yes/No	Yes/No
1 B.	<input type="text"/>	<input type="text"/>
3 C.	<input type="text"/>	<input type="text"/>

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

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

	Yes/No	Yes/No
1 D.	0	0
1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>

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: **N/A - 4% Bond**

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/):

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

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

C. Georgia Department of Public Health Stable Communities

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

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

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

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	10	20

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

<input type="text" value=""/>
<input type="text" value=""/>

A. Community Revitalization

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

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

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

2 A.

<input type="text" value=""/>	<input type="text" value=""/>
-------------------------------	-------------------------------

Yes/No Yes/No

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

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
Project is in a QCT? **No** Census Tract Number: **13057090904**

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

Eligible Basis Adjustment: <<Select>>

PART NINE - SCORING CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

Entity Name			Website		
Contact Name		Direct Line		Email	
				Yes/No	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. i ▶

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

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

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name		Direct Line		Email	

2. Quality Transformation Plan

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

4

2.

a) *Public and Private Engagement*

Tenancy:

Family

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

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

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

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

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

Solution and Who Implements

--

C. Community Investment

1. Community Improvement Fund

Amount / Balance			Family	4	
Source		Bank Name		1	1.
Contact	Direct Line	Account Name		Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.	
Email		Bank Website			
Bank Contact	Direct Line	Contact Email			
Description of Use of Funds					

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

2. Long-term Ground Lease

a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?	1	2.	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?			

3. Third-Party Capital Investment

Competitive Pool chosen: **N/A - 4% Bond** 2 3.

Unrelated Third-Party Name		
Unrelated Third-Party Type	<Select unrelated 3rd party type>	Improvement Completion Date
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?		
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles

Description of Investment or Funding Mechanism	
Description of Investment's Furtherance of Plan	
Description of how the investment will serve the tenant base for the proposed development	

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	24,830,854
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PART NINE - SCORING CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	10	20
D.		
1.		
2.		

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

0	0
---	---

A. Phased Developments

Competitive Pool chosen:
Phased Development?

N/A - 4% Bond
No

N/A

3

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

B.	0	0
----	---	---

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

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

3
2

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

C.	0	0
----	---	---

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

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

(additional point)

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	2	0
	Yes/No	Yes/No

10. MARKET CHARACTERISTICS

For DCA determination:

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

A.		
B.		
C.		
D.		

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:

	0	0
A.		
B.		

12. EXCEPTIONAL NON-PROFIT

N/A

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	3	
	Yes/No	Yes/No

13. RURAL PRIORITY

Competitive Pool: **N/A - 4% Bond**

Urban or Rural: **Urban**

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

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

Unit Total **172**

MGP	Woodstock Leased Housing Associa	0.0050%	Paul Sween	NPSponsr	N/A	0.0000%	0
OGP1	Woodstock Leased Housing Associa	0.0050%	Paul Sween	Developer	Woodstock Leased Housing Develop	0.0000%	Paul Sween
OGP2	Stratford SLP, Inc.	0.0000%	Kyle Wolff	Co-Developer 1	N/A	0.0000%	0
OwnCons	N/A	0.0000%	0	Co-Developer 2	N/A	0.0000%	0
Fed LP	Stratford Columbia Creek Investors L	0.0100%	Kyle Wolff	Developmt Consult	N/A	0.0000%	0
State LP	MVM Riverstock-GA, LLC	1.0000%	Donyett Edwards				

Scoring Justification per Applicant

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	2	0
	1	0

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

B. Designated Military Zones

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

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

City: **Woodstock** County: **Cherokee** QCT? **No** Census Tract #: **13057090904**

Scoring Justification per Applicant

DCA's Comments:

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

a)	Yes/No	Yes/No
b)		
c)		
d)		
e)		
f)		

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

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

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

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

Total Qualifying Sources (TQS):

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

24,830,854
0.0000%

0.0000%

DCA's Comments:

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

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

Selection Criteria

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

DCA's Comments:

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

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

17
172
17
0

3	0	0
2	0	0
A. 1.		
2.		
3.		
4.		

Check 1BR LI count!

B. Target Population Preference

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

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

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

0
0
172
0.00%

2	0	0
2		
A.		

<< 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:
Total Units
% of Total

0
172
0.00%

1	0	0
B.		

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20
	3	0	0

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

A. Preventive Health Screening/Wellness Program for Residents	3		0	0
1. a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?		a)		
b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?		b)		
c) The preventive health initiative includes wellness and preventive health care education and information for the residents?		c)		
2. Description of Service (Enter "N/a" if necessary)	Occurrence		Cost to Resident	
a)				
b)				
c)				
d)				

B. Healthy Eating Initiative	2		0	0
Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?				
1. The community garden and edible landscape will:		a)		
a) Emphasize the importance of local, seasonal, and healthy food?		b)		
b) Have a minimum planting area of at least 400 square feet?		c)		
c) Provide a water source nearby for watering the garden?		d)		
d) Be surrounded on all sides with fence of weatherproof construction?		e)		
e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?				
2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?		2.		
Description of Monthly Healthy Eating Programs	Description of Related Event			
a)				
b)				
c)				
d)				

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Score Value	Self Score	DCA Score
TOTALS:	92	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
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NOTE: 2013-2016 CCRPI Data Must Be Used

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

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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 - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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

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

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

21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

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

TOTALS:

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Woodstock
Cherokee
Atlanta-Sandy Springs-Marietta
MSA
Urban

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score

Deductions

Additions

Scoring Justification per Applicant

10	10	10

DCA's Comments:

TOTAL POSSIBLE SCORE

92

20	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-0 Riverstock Apartments, Woodstock, Cherokee County

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

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

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

**Score
Value**

Self Score	DCA Score
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TOTALS:

92

20	20
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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

Riverstock Apartments
Woodstock, Cherokee County

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

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

Riverstock Apartments
Woodstock, Cherokee County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Riverstock Apartments
Woodstock, Cherokee County

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

Scoring Section 16 - Innovative Project Concept Narrative

Riverstock Apartments
Woodstock, Cherokee County

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

Georgia Department of Community Affairs
Housing Finance and Development Division
60 Executive Park South, NE.
Atlanta, Georgia 30329-2231

Re: Application for Low-Income Housing Tax Credit and/or HOME Funding

To DCA:

This Application is submitted in accordance with the 2017 Qualified Allocation Plan and the Housing Finance and Development Division Manuals. In submitting this Application for funding consideration, the undersigned applicant hereby certifies:

- 1) I understand that, in the event an allocation (or an allowance) for LIHTCs was obtained with false information supplied to the Georgia Department of Community Affairs ("DCA"), DCA will recapture the LIHTCs or request that the IRS deny tax credits to the Applicant entity. Also, a supplier, including the developer or owner, who knowingly provides false information will be barred by DCA from program participation for a period of five (5) years from the date the false information was discovered, in accordance with a Memorandum of Understanding between the Internal Revenue Service and the Georgia Housing and Finance Authority.
- 2) I am responsible for ensuring the project consists or will consist of a qualified low-income building (or buildings) as defined in the Internal Revenue Code section 42(c)(2) and will satisfy all applicable requirements of State and Federal tax law in the acquisition, development and operation of the project to receive State and federal housing tax credits.
- 3) I am responsible for all calculations and figures relating to the determination of the eligible basis of the building(s). I understand and agree the amount of the credit is allocated by reference to the figures that I submit as to eligible and qualified basis. I understand that the actual amount of credit allocated may vary somewhat from the amount initially reserved or committed due to (a) the determination by the Georgia Department of Community Affairs ("DCA") as to the amount of credit necessary for the financial feasibility of the project and its viability as a qualified low-income housing project; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing credit percentage; and (d) availability of the credit.
- 4) I understand and agree that DCA makes no representations or warranties regarding the financial feasibility of the project, the amount of credit, or the appropriateness of the allocation of the credit and makes no independent investigation as to the eligible and qualified basis and that any and all credit awards and credit amounts are solely based on representations made by me. I therefore agree to hold harmless and indemnify DCA and the individual directors, employees, members, officers, and agents of DCA in the event that I or anyone acting on my behalf, at my request or by and through me incurs any loss, injury, or damages in conjunction with the project including those that may result from any inquiries or gathering of information by DCA concerning the proposed project team or Application, diminution of the credit, loss of the credit, recapture of part or all of the credit, failure to allocate the credit requested in my Application or, the failure of DCA, in whole or in part, to grant my Application.
- 5) I understand and agree that neither DCA nor any of its individual directors, employees, members, officers, or agents assume any responsibility or make any representations or warranties with respect to: (i) the amount or availability of credit for the project; or (ii) the financial feasibility of the project.

- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.
- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.
- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.
- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and revealed.

In addition, Applicant understands:

- The above certifications are of a continuing nature and apply at all stages of the Application process: initial application, commitment, carryover allocation, and final allocation/funding.
- DCA must be notified of any subsequent events or information, which would change any statements or representations in the attached Application or amendments thereto;
- DCA reserves the right to verify all information or documents used in processing the Application, including requiring credit checks on all parties involved in the transaction. Applicant hereby authorizes the financing bank, accountant, mortgage lender, creditors, other state housing agencies and others sources identified in the Application to release information to DCA or its designee in order to verify the accuracy of information in the Application and amendments thereto.

Applicant agrees and understands that it may be charged for all fees and costs incurred by DCA in the inspection of funded properties during and after construction and in the enforcement of DCA regulations and policies.

Under penalty of perjury, to the best of my knowledge, I certify that all of the information in the attached Application, including all supporting documentation, is correct, complete and accurate.

APPLICANT/OWNER

_____ Printed Name

_____ Title

_____ Signature

_____ Date

[SEAL]