

**Project Narrative**  
Rolling Bends I Apartments  
Atlanta, Fulton County

Rolling Bends Phase I is an existing 164-unit, LIHTC/Section 8 multifamily property located at 2500 Center Street NW, Atlanta, Georgia 30318. The property consists of 10 one-bedroom units, 138 twobedroom units, and 16 three-bedroom units, within two four-story lowrise-style buildings. Of the 164 units at the property, all are subject to Section 8 restrictions. All of the 164 units will continue to benefit from the HAP contract. We plan to submit a Mark-Up-To-Market Option 1B to HUD for a new 20-year HAP Contract at the property. The buildings are wood frame with brick and vinyl siding exteriors and flat roofs. The Subject was originally constructed in the 1970, renovated in 2002 with LIHTC equity, is generally well maintained, and in overall average condition.

**Project Narrative**  
Rolling Bends I Apartments  
Atlanta, Fulton County

**PART ONE - PROJECT INFORMATION - Rolling Bends I Apartments, Atlanta, Fulton County**

Please note:

- Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
- Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
- Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:

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**May Revision 3**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	1,108,292	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	Pre-Application Number (if applicable) - use format 2017PA-###		2017PA-559	
				Have any changes occurred in the project since pre-application?		No

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

Project Name previously used:   DCA Project Nbr previously assigned  

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Allison Levy		Title	Project Manager	
Address	21515 Hawthorne Blvd. Suite 150		Direct Line	(310) 802-6688	
City	Torrance		Fax		
State	CA	Zip+4	90503-6529		Cellular
Office Phone	(310) 802-6670	Ext.			(312) 613-3224
		E-mail	allison@preservationpartners.org		

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

**IV. PROJECT LOCATION**

Project Name	Rolling Bends I Apartments		Phased Project?	Yes - no Master Plan	
Site Street Address (if known)	2500 Center Street NW		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *			Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: <span style="border: 1px solid black; padding: 2px;">33.790663</span>	Longitude: <span style="border: 1px solid black; padding: 2px;">-84.472584</span>	Acreage	10.2200	
City	Atlanta	9-digit Zip**	30318-3802		Census Tract Number
Site is predominantly located:	Within City Limits	County	Fulton		0086.01
In USDA Rural Area?	No	In DCA Rural County?	No		QCT? <span style="border: 1px solid black; padding: 2px;">Yes</span> DDA? <span style="border: 1px solid black; padding: 2px;">No</span>
	Overall:	Urban		HUD SA:	MSA Atlanta-Sandy Springs-Ma

* If street number unknown				** Must be verified by applicant using following websites:	
Legislative Districts **	Congressional 5	State Senate 38	State House 53	Zip Codes	<a href="http://zip4.usps.com/zip4/welcome.jsp">http://zip4.usps.com/zip4/welcome.jsp</a>
If on boundary, other district:				Legislative Districts:	<a href="http://volesmart.org/">http://volesmart.org/</a>
Political Jurisdiction	City of Atlanta			Website	www.atlantaga.gov
Name of Chief Elected Official	Kasmin Reed		Title	Mayor	
Address	55 Trinity Ave SW #2500			City	Atlanta
Zip+4	30303-3520	Phone	(404) 330-6100		
				Email	

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	0	Adaptive Reuse:	Non-historic 0	Historic	0
Substantial Rehabilitation	0	Historic Rehab			
Acquisition/Rehabilitation	164	For Acquisition/Rehabilitation, date of original construction:	1/1/74		

**PART ONE - PROJECT INFORMATION - Rolling Bends I Apartments, Atlanta, Fulton County**

**B. Mixed Use**

**C. Unit Breakdown**

PBRA

Number of Low Income Units	164	164
Number of 50% Units	0	0
Number of 60% Units	164	164
Number of Unrestricted (Market) Units	0	
Total Residential Units	164	
Common Space Units	0	
Total Units	164	

**E. Buildings**

Number of Residential Buildings	4
Number of Non-Residential Buildings	1
Total Number of Buildings	5

**F. Total Residential Parking Spaces**

**VI. TENANCY CHARACTERISTICS**

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

**D. Unit Area**

Total Low Income Residential Unit Square Footage	134,832
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	134,832
Total Common Space Unit Square Footage	0
Total Square Footage from Units	134,832

Total Common Area Square Footage from Nonresidential areas	22,731
Total Square Footage	157,563

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	<input type="text"/>	Elderly	<input type="text"/>
	HFOP	<input type="text"/>	Other	<input type="text"/>
% of Total Units	<input type="text" value="5.5%"/>	Required:	<input type="text" value="5%"/>	
% of Units for the Mobility-Impaired	<input type="text" value="44.4%"/>	Required:	<input type="text" value="40%"/>	
% of Total Units	<input type="text" value="2.4%"/>	Required:	<input type="text" value="2%"/>	

**B. Mobility Impaired**

Nbr of Units Equipped:	9
Roll-In Showers	4

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	4
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**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

**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	<input type="text" value="No"/>
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**B. HOME:**

CHDO	<input type="text" value="No"/>
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(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:	Urban Residential Finance Authority of the City of Atlanta, Georgia				Inducement Date:	December 4, 2017	
Office Street Address	133 Peachtree Street, NE, Suite 2900				Applicable QAP:	DCA 2017	
City	Atlanta	State	GA	Zip+4	30303-1804	T-E Bond \$ Allocated:	25,000,000
Contact Name	Vickey Roberts	Title	Transaction Services Manager		E-mail	vroberts@investatlanta.com	
10-Digit Office Phone	(404) 880-4100	Direct line	(404) 880-4100	Website			

**PART ONE - PROJECT INFORMATION - Rolling Bends I Apartments, Atlanta, Fulton County**

**XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND**

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:

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

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

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

**XII. PRESERVATION**

A. Subsequent Allocation

Year of Original Allocation   
 Original GHFA/DCA Project Number   
 First Year of Credit Period   
 Expiring Tax Credit (15 Year)   
 Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project   
 Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - Rolling Bends I Apartments, Atlanta, Fulton County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

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

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

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

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

**D. Is the Project Currently Occupied?**  Yes

If Yes ----->:	Total Existing Units	164
	Number Occupied	155
	% Existing Occupied	94.51%

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

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

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

Acquisition	March 1, 2018
Rehab	December 31, 2018
New Construction	<input type="text"/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART TWO - DEVELOPMENT TEAM INFORMATION - Rolling Bends I Apartments, Atlanta, Fulton County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

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

Rolling Bends I Preservation Limited Partnership				Name of Principal	William Szymczak
21515 Hawthorne Blvd, Suite 150				Title of Principal	Manager
Torrance		Fed Tax ID:		Direct line	(310) 802-6670
CA	Zip+4		Org Type:	For Profit	Cellular
(310) 802-6670		E-mail	bill@preservationpartners.org		

\* 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.

Rolling Bends I Preservation Partners LLC				Name of Principal	William Szymczak
21515 Hawthorne Blvd, Suite 150				Title of Principal	Manager
Torrance		Website		Direct line	(310) 802-6670
CA	Zip+4	90503-6259		Cellular	
(310) 802-6670		E-mail	bill@preservationpartners.org		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

CREA				Name of Principal	Jason Racine
30 S Meridian, Suite 400				Title of Principal	Vice President
Indianapolis		Website	creallc.com	Direct line	(317) 808-7351
IN	Zip+4	46204-3565		Cellular	
(317) 808-7351		E-mail	jracine@creallc.com		

**b. State Limited Partner**

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

Twain Financial Partners				Name of Principal	Jacob Engle
1232 Washington Avenue, Suite 200				Title of Principal	Vice President
St Louis		Website	https://twainfinancial.com/	Direct line	
MO	Zip+4	63103-1983		Cellular	
(314) 300-4135		E-mail	jacob.engle@twainfinancial.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - Rolling Bends I Apartments, Atlanta, Fulton County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Preservation Partners Development III LP			Name of Principal	William Szymczak
21515 Hawthorne Blvd, Suite 150			Title of Principal	Manager
Torrance	Website		Direct line	(310) 802-6670
CA	Zip+4	90503-6259	Cellular	
(310) 802-6670	E-mail	bill@preservationpartners.org		

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

Archer Western LLC (a Walsh company)			Name of Principal	Jim Kreidler
4 Penn Center Blvd., Suite 100			Title of Principal	Preconstruction Director
Pittsburgh	Website		Direct line	(412) 275-8876
PA	Zip+4	15276-0107	Cellular	
	E-mail	jkreidler@walshgroup.com		

**C. MANAGEMENT COMPANY**

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

Preservation Partners Management Group			Name of Principal	William Szymczak
21515 Hawthorne Blvd, Suite 150			Title of Principal	Owner
Torrance	Website		Direct line	(310) 802-6670
CA	Zip+4	90503-6529	Cellular	
(310) 802-6670	E-mail	sheyla@ppmginc.com		



**PART TWO - DEVELOPMENT TEAM INFORMATION - Rolling Bends I Apartments, Atlanta, Fulton County**

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<b>D. ATTORNEY</b>	Applegate & Thorne Thomsen			Name of Principal	Warren Wenzloff
Office Street Address	440 S. Laselle St., Suite 1900			Title of Principal	Partner
City	Chicago	Website	www.att-law.com	Direct line	(312) 491-3321
State	IL	Zip+4		Cellular	
10-Digit Office Phone / Ext.	(312) 491-4400	E-mail	wwenzloff@att-law.com		

<b>E. ACCOUNTANT</b>	Dauby, O'Connor, & Zaleski, LLC			Name of Principal	Rob Doyle
Office Street Address	501 Congressional Blvd.			Title of Principal	Audit Manager
City	Carmel	Website	www.doz.net	Direct line	(317) 819-6228
State	IN	Zip+4	46032-5612	Cellular	
10-Digit Office Phone / Ext.		E-mail	rdoyle@doz.net		

<b>F. ARCHITECT</b>	FitzGerald Associates Architects			Name of Principal	Richard Whitney
Office Street Address	912 West Lake Street			Title of Principal	Architect
City	Chicago	Website		Direct line	(312) 252-9209
State	IL	Zip+4	60607-1707	Cellular	
10-Digit Office Phone / Ext.	(312) 252-9209	E-mail	rwhitney@fitzgeraldassociates.net		

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

<b>A. LAND SELLER</b> (If applicable)	Etheridge Apartments, LP c/o H.J.	Principal	H. Jerome Russell	10-Digit Phone / Ext.	4043301000
Office Street Address	171 17th Street, Suite 1600			City	Atlanta
State	GA	Zip+4	30363-1235	E-mail	jrussell@hjrussell.com

**B. IDENTITY OF INTEREST**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - Rolling Bends I Apartments, Atlanta, Fulton County**

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

**C. ADDITIONAL INFORMATION**

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

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART THREE - SOURCES OF FUNDS - Rolling Bends I Apartments, Atlanta, Fulton County**

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

Yes	Tax Credits		No	FHA Risk Share	Yes	Georgia TCAP *
	Historic Rehab Credits			FHA Insured Mortgage		USDA 515
Yes	Tax Exempt Bonds: \$	25,000,000		Replacement Housing Funds		USDA 538
	Taxable Bonds			McKinney-Vento Homeless		USDA PBRA
	CDBG			FHLB / AHP *	Yes	Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Citibank	12,815,000	4.950%	420
Mortgage B	Citibank	12,185,000		
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Preservation Partners Development III LP	2,153,669		
Federal Housing Credit Equity	CREA	1,200,273		
State Housing Credit Equity	Twain	745,507		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>29,099,449</b>		
Total Construction Period Costs from Development Budget:		<b>29,099,449</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>(0)</b>		

**PART THREE - SOURCES OF FUNDS - Rolling Bends I Apartments, Atlanta, Fulton County**

**III. PERMANENT FINANCING**

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Citibank	12,815,000	4.950%	35	35	771,212	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	44.59% Rolling Bends I Preservation LP	1,114,681					

Total Cash Flow for Years 1 - 15: 2,116,666  
 DDF Percent of Cash Flow (Yrs 1-15) **52.662%** 52.662%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	CREA	10,527,722					
State Housing Credit Equity	Twain	6,538,923					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							

Equity Check	+ / -	TC Equity % of TDC
10,961,009	-433,286.89	34%
110,829	6,428,094.21	21%
		<u>55%</u>

Total Permanent Financing:	30,996,327
Total Development Costs from Development Budget:	30,996,326
Surplus/(Shortage) of Permanent funds to development costs:	0

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART FOUR - USES OF FUNDS - Rolling Bends I Apartments, Atlanta, Fulton County**

**I. DEVELOPMENT BUDGET**

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	9,000			9,000	
Market Study	9,000			9,000	
Environmental Report(s)	15,000			15,000	
Soil Borings	-				
Boundary and Topographical Survey					
Zoning/Site Plan Fees					
Other: Energy Report	15,000			15,000	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>48,000</b>	<b>-</b>	<b>-</b>	<b>48,000</b>	<b>-</b>
<b>ACQUISITION</b>					
Land	1,099,626				1,099,626
Site Demolition	-				
Acquisition Legal Fees (if existing structures)	-				
Existing Structures	9,500,374		9,500,374		
<b>Subtotal</b>	<b>10,600,000</b>	<b>-</b>	<b>9,500,374</b>	<b>-</b>	<b>1,099,626</b>
<b>LAND IMPROVEMENTS</b>					
Site Construction (On-site) Per acre: 0					
Site Construction (Off-site)					
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>STRUCTURES</b>					
Residential Structures - New Construction					
Residential Structures - Rehab	11,221,334			11,221,334	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
<b>Subtotal</b>	<b>11,221,334</b>	<b>-</b>	<b>-</b>	<b>11,221,334</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
Builder Profit: 6.000% DCA Limit 673,280 14.000%	673,280			673,280	
Builder Overhead: 2.000% 224,427	224,426			224,426	
General Requirements*: 6.000% 673,280	673,280			673,280	
*See QAP: General Requirements policy 14.000% 1,570,987	1,570,986			1,570,986	
<b>Subtotal</b>	<b>1,570,986</b>	<b>-</b>	<b>-</b>	<b>1,570,986</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Total Construction Hard Costs</b>	<b>12,792,320.00</b>				
<b>Average TCHC:</b>	78,001.95 per Res'l unit	78,001.95 per unit	81.19 per total sq ft		
	94.88 per Res'l unit SF	94.88 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					
Construction Contingency	3.91%	500,000		500,000	

PART FOUR - USES OF FUNDS - Rolling Bends I Apartments, Atlanta, Fulton County

I. DEVELOPMENT BUDGET (cont'd)

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee				-	
Bridge Loan Interest				-	
Construction Loan Fee	250,000			250,000	
Construction Loan Interest	1,700,000			1,300,000	400,000
Construction Legal Fees	75,000			75,000	
Construction Period Inspection Fees	-			-	
Construction Period Real Estate Tax	-			-	
Construction Insurance	152,043			152,043	
Title and Recording Fees	25,000			25,000	
Payment and Performance bonds	127,923			127,923	
Other: <u>FHA Application &amp; Inspection Fees, MIP, Lender 3rd Party, Trustee, GNMA</u>	7,500			7,500	
Other: <u>Travel &amp; Misc, Bond Clearance, Rating Agency, Misc Bond Costs</u>	60,000			60,000	
<b>Subtotal</b>	<b>2,397,466</b>	<b>-</b>	<b>-</b>	<b>1,997,466</b>	<b>400,000</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	214,000			214,000	
Architectural Fee - Supervision	25,000			25,000	
Green Building Consultant Fee Max: 20,000	-				
Green Building Program Certification Fee (LEED or Earthcraft)	-				
Accessibility Inspections and Plan Review	-				
Construction Materials Testing	-				
Engineering	-				
Real Estate Attorney	140,000			140,000	
Accounting	-				
As-Built Survey	15,000			15,000	
Other: <u>Cost Certification</u>	9,500			-	9,500
<b>Subtotal</b>	<b>403,500</b>	<b>-</b>	<b>-</b>	<b>394,000</b>	<b>9,500</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 1,220					
Building Permits	200,000			200,000	
Impact Fees					
Water Tap Fees waived?					
Sewer Tap Fees waived?					
<b>Subtotal</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: <u>Bond costs</u>	201,250				201,250
<b>Subtotal</b>	<b>201,250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>201,250</b>

**PART FOUR - USES OF FUNDS - Rolling Bends I Apartments, Atlanta, Fulton County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						-
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		10,000				10,000
LIHTC Allocation Processing Fee	88,663	88,663				88,663
LIHTC Compliance Monitoring Fee	131,200	131,200				131,200
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: Agency Legal		45,000				45,000
Other: Misc Fees		5,000				5,000
	<b>Subtotal</b>	<b>289,363</b>				<b>289,363</b>
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		54,920				54,920
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>		1,500				1,500
	<b>Subtotal</b>	<b>56,420</b>				<b>56,420</b>
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	100.000%	2,500,000			2,500,000	
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	0.000%					
	<b>Subtotal</b>	<b>2,500,000</b>	-	-	<b>2,500,000</b>	-
		<b>START-UP AND RESERVES</b>				
Marketing						
Rent-Up Reserves	251,454					
Operating Deficit Reserve:	888,514	458,607				458,607
Replacement Reserve		57,400				57,400
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 0					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>516,007</b>	-	-	<b>516,007</b>	-
		<b>OTHER COSTS</b>				
Relocation		492,000			492,000	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>492,000</b>	-	-	<b>492,000</b>	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>30,996,326</b>	-	<b>9,500,374</b>	<b>18,923,786</b>	<b>2,572,166</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	189,001.99	<b>Square Foot:</b>	196.72		

WARNING! LIHTC Allocation Fee proposed is below minimum required.

**PART FOUR - USES OF FUNDS - Rolling Bends I Apartments, Atlanta, Fulton County**

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

**Subtractions From Eligible Basis**

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

**Eligible Basis Calculation**

Total Basis	0	9,500,374	18,923,786
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	9,500,374	18,923,786
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: DDA/QCT	130.00%		130.00%
Adjusted Eligible Basis	0	9,500,374	24,600,922
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	9,500,374	24,600,922
Multiply Qualified Basis by Applicable Credit Percentage	3.23%	3.25%	3.25%
Maximum Tax Credit Amount	0	308,762	799,530
<b>Total Basis Method Tax Credit Calculation</b>		<b>1,108,292</b>	

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

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

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

31,808,752	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig
30,996,326				
12,815,000				
18,181,326				
/ 10				
1,818,133		Federal		State
0.9990	=	0.9890	+	0.0100
<b>1,819,953</b>				
<b>1,108,292</b>				
<b>1,108,292</b>				
<b>1,108,292</b>				



PART FOUR - USES OF FUNDS - Rolling Bends I Apartments, Atlanta, Fulton County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

\* To all applicants: in addition to your other comments, please provide methodology for determining applicable construction hard costs.

**PART FOUR (b) - OTHER COSTS - - Rolling Bends I Apartments - Atlanta - Fulton, County**

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

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

Energy Report

required dca energy study

Third party report similar to other environmental reports

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

FHA Application & Inspection Fees, MIP, Lender 3rd Party, Trustee, GNMA

These cost(s) was listed in "Other", due to the fact, there was not a line item in the "Uses of Funds" tab. The costs are for lender third party reports and the trustee fees.

These are costs that are included in eligible basis.

Total Cost

Total Basis

Travel & Misc, Bond Clearance, Rating Agency, Misc Bond Costs

These cost(s) was listed in "Other", due to the fact, there was not a line item in the "Uses of Funds" tab.

These are costs that are included in eligible basis.

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

Cost Certification

This cost was listed in "Other", due to the fact, there was not a line item in the "Uses of Funds" tab. The costs are for cost certification.

These are costs that are included in eligible basis.

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

Bond costs

Total Cost

**DCA-RELATED COSTS**

Agency Legal

This cost was listed in "Other", due to the fact, there was not a line item in the "Uses of Funds" tab. The costs is for agency legal fees.

Total Cost

Misc Fees

This cost was listed in "Other", due to the fact, there was not a line item in the "Uses of Funds" tab. The costs is for misc. fees that were accrued.

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

<b>Description/Nature of Cost</b>	<b>Basis Justification</b>

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost  Total Basis

**OTHER COSTS**

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - Rolling Bends I Apartments, Atlanta, Fulton County**

**DCA Utility Region for project: North**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

HUD Rent Schedule		
January 1, 2017	Structure	3+ Story

**Paid By (check one)**

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

Utility	Fuel	Paid By (check one)			Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		Efficiency	1	2	3	4
Heat	Electric	X							
Cooking	Electric	X							
Hot Water	Electric	X							
Air Conditioning	Electric	X							
Range/Microwave	Electric	X							
Refrigerator	Electric	X							
Other Electric	Electric	X							
Water & Sewer	Submetered*? <input type="text" value="No"/>		X						
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

**Paid By (check one)**

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

Utility	Fuel	Paid By (check one)			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="text" value="&lt;Select&gt;"/>								
Refuse Collection									
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

The HUD rent schedule does not list a breakout each utility allowance cost, but they have a lum sum listed in the rent schedule for each unit size and type.

**DCA COMMENTS**

**PART SIX - PROJECTED REVENUES & EXPENSES - Rolling Bends I Apartments, Atlanta, Fulton County**

**I. RENT SCHEDULE** Do NOT cut, copy or paste cells in this tab. Complete ALL columns. For Common Space (non-income producing) units, select "N/A-CS" for Rent Type and "Common Space" for Employee Unit.

HOME projects - Fixed or Floating units:

Are 100% of units HUD PBRA?  Yes  No

Max Gross Rent Limit

Pro-posed

Utility Allowance (UA Sched 1 UA, so over-write if UA Sched 2 used)

PBRA Provider or Operating Subsidy \*\*\* (See note below)

MSA/NonMSA: Atlanta-Sandy Springs-Marietta

AMI 67,500

Certified Historic/Deemed Historic? (See QAP)

Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Max Gross Rent Limit	Gross Rent	Utility Allowance	PBRA Provider or Operating Subsidy ***	Monthly Net Rent Per Unit	Monthly Net Rent Total	Employee Unit	Building Design Type	Type of Activity	Certified Historic/Deemed Historic? (See QAP)
60% AMI	1	1.0	10	516	784	890	0	HUD	890	8,900	No	2-Story Walkup	Acquisition/Rehab	No
60% AMI	2	1.0	138	820	942	1,055	0	HUD	1,055	145,590	No	2-Story Walkup	Acquisition/Rehab	No
60% AMI	3	1.0	16	1,032	1,087	1,240	0	HUD	1,240	19,840	No	2-Story Walkup	Acquisition/Rehab	No
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0	<b>TOTAL</b>		164	134,832					MONTHLY TOTAL	174,330				
									<b>ANNUAL TOTAL</b>	2,091,960				

\*\*\* NOTE: When selecting "PHA Operating Subsidy" in the "PBRA Provider or Operating Subsidy" column above, please also then enter a zero in the "Proposed Gross Rent" column above AND include the PHA operating subsidy amount in the "III. Ancillary and Other Income" section below. Also refer to the Application Instructions provided separately.





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	10	138	16	0	164
0	0	0	0	0	0
0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	5,160	113,160	16,512	0	134,832
0	0	0	0	0	0
0	5,160	113,160	16,512	0	134,832
0	0	0	0	0	0
0	5,160	113,160	16,512	0	134,832
0	0	0	0	0	0
0	5,160	113,160	16,512	0	134,832

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

**Ancillary Income**

5,000

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

0.24%

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	86,567
Maintenance Salaries & Benefits	129,715
Support Services Salaries & Benefits	56,000
Other (describe here)	
<b>Subtotal</b>	<b>272,282</b>

**On-Site Office Costs**

Office Supplies & Postage	17,760
Telephone	
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	7,500
Other (describe here)	
<b>Subtotal</b>	<b>25,260</b>

**Maintenance Expenses**

Contracted Repairs	3,600
General Repairs	
Grounds Maintenance	22,800
Extermination	35,617
Maintenance Supplies	23,447
Elevator Maintenance	0
Redecorating	
Other (describe here)	10,000
<b>Subtotal</b>	<b>95,464</b>

**On-Site Security**

Contracted Guard	82,000
Electronic Alarm System	
<b>Subtotal</b>	<b>82,000</b>

**Professional Services**

Legal	1,500
Accounting	3,000
Advertising	454
Other (describe here)	9,200
<b>Subtotal</b>	<b>14,154</b>

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

Electricity	13	26,333
Natural Gas	1	2,273
Water&Swr	101	199,264
Trash Collection		13,473
Other (describe here)		
<b>Subtotal</b>		<b>241,343</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	136,345
Insurance**	24,119
Payroll Taxes, State Taxes, Licenses, Permits	36,841
<b>Subtotal</b>	<b>197,306</b>

**Management Fee:**

	<b>78,007</b>
511.45	Average per unit per year
42.62	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **1,005,815**

Average per unit 6,133.02  
*Total OE Required 738,000*

**Replacement Reserve (RR)** **57,400**

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

*Minimum Replacement Reserve Calculation*

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	164 units x \$350 =	57,400
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>164</b>	<b>57,400</b>

**TOTAL ANNUAL EXPENSES** **1,063,215**

**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. They are based off of the current real estate taxes and the purchase price.  
 \*\*To all Applicants: in addition to your other comments, please provide methodology for insurance calculation. It is based on a quote provided by the insurance company.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - Rolling Bends I Apartments, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	24,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.26%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	2,091,960	2,133,799	2,176,475	2,220,005	2,264,405	2,309,693	2,355,887	2,403,004	2,451,065	2,500,086
Ancillary Income	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Vacancy	(146,787)	(149,723)	(152,717)	(155,772)	(158,887)	(162,065)	(165,306)	(168,612)	(171,985)	(175,424)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(927,808)	(955,642)	(984,312)	(1,013,841)	(1,044,256)	(1,075,584)	(1,107,851)	(1,141,087)	(1,175,320)	(1,210,579)
Property Mgmt	(78,007)	(79,567)	(81,158)	(82,782)	(84,437)	(86,126)	(87,848)	(89,605)	(91,398)	(93,225)
Reserves	(57,400)	(59,122)	(60,896)	(62,723)	(64,604)	(66,542)	(68,539)	(70,595)	(72,713)	(74,894)
NOI	886,958	894,845	902,595	910,193	917,632	924,896	931,973	938,849	945,508	951,939
Mortgage A	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)
Cash Flow	91,246	99,133	106,883	114,481	121,920	129,184	136,261	143,137	149,796	156,227
DCR Mortgage A	1.15	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.23
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.15	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.23
Oper Exp Coverage Ratio	1.83	1.82	1.80	1.79	1.77	1.75	1.74	1.72	1.71	1.69
Mortgage A Balance	12,674,982	12,527,874	12,373,317	12,210,933	12,040,326	11,861,079	11,672,756	11,474,897	11,267,018	11,048,612
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - Rolling Bends I Apartments, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	24,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.26%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	2,550,088	2,601,089	2,653,111	2,706,173	2,760,297	2,815,503	2,871,813	2,929,249	2,987,834	3,047,591
Ancillary Income	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284
Vacancy	(178,933)	(182,511)	(186,162)	(189,885)	(193,683)	(197,556)	(201,507)	(205,538)	(209,648)	(213,841)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,246,897)	(1,284,303)	(1,322,833)	(1,362,517)	(1,403,393)	(1,445,495)	(1,488,860)	(1,533,525)	(1,579,531)	(1,626,917)
Property Mgmt	(95,090)	(96,992)	(98,932)	(100,910)	(102,928)	(104,987)	(107,087)	(109,229)	(111,413)	(113,641)
Reserves	(77,141)	(79,455)	(81,839)	(84,294)	(86,823)	(89,427)	(92,110)	(94,873)	(97,720)	(100,651)
NOI	958,122	964,044	969,687	975,035	980,068	984,767	989,113	993,085	996,663	999,824
Mortgage A	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)
Cash Flow	162,410	168,332	173,975	179,323	184,356	189,055	193,401	197,373	200,951	204,112
DCR Mortgage A	1.24	1.25	1.26	1.26	1.27	1.28	1.28	1.29	1.29	1.30
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.24	1.25	1.26	1.26	1.27	1.28	1.28	1.29	1.29	1.30
Oper Exp Coverage Ratio	1.68	1.66	1.64	1.63	1.62	1.60	1.59	1.57	1.56	1.54
Mortgage A Balance	10,819,147	10,578,062	10,324,769	10,058,649	9,779,054	9,485,300	9,176,670	8,852,413	8,511,735	8,153,806
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - Rolling Bends I Apartments, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	24,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.26%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	3,108,543	3,170,713	3,234,128	3,298,810	3,364,786	3,432,082	3,500,724	3,570,738	3,642,153	3,714,996
Ancillary Income	7,430	7,578	7,730	7,884	8,042	8,203	8,367	8,534	8,705	8,879
Vacancy	(218,118)	(222,480)	(226,930)	(231,469)	(236,098)	(240,820)	(245,636)	(250,549)	(255,560)	(260,671)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,675,725)	(1,725,996)	(1,777,776)	(1,831,110)	(1,886,043)	(1,942,624)	(2,000,903)	(2,060,930)	(2,122,758)	(2,186,441)
Property Mgmt	(115,914)	(118,232)	(120,597)	(123,009)	(125,469)	(127,979)	(130,538)	(133,149)	(135,812)	(138,528)
Reserves	(103,671)	(106,781)	(109,984)	(113,284)	(116,682)	(120,183)	(123,788)	(127,502)	(131,327)	(135,267)
NOI	1,002,545	1,004,802	1,006,570	1,007,824	1,008,536	1,008,679	1,008,225	1,007,143	1,005,401	1,002,969
Mortgage A	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)
Cash Flow	206,833	209,090	210,858	212,112	212,824	212,967	212,513	211,431	209,689	207,257
DCR Mortgage A	1.30	1.30	1.31	1.31	1.31	1.31	1.31	1.31	1.30	1.30
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.30	1.30	1.31	1.31	1.31	1.31	1.31	1.31	1.30	1.30
Oper Exp Coverage Ratio	1.53	1.52	1.50	1.49	1.47	1.46	1.45	1.43	1.42	1.41
Mortgage A Balance	7,777,751	7,382,654	6,967,550	6,531,425	6,073,216	5,591,804	5,086,013	4,554,610	3,996,297	3,409,713
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - Rolling Bends I Apartments, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	24,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.26%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	3,789,296	3,865,082	3,942,384	4,021,231	4,101,656
Ancillary Income	9,057	9,238	9,423	9,611	9,803
Vacancy	(265,885)	(271,202)	(276,626)	(282,159)	(287,802)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(2,252,034)	(2,319,595)	(2,389,183)	(2,460,858)	(2,534,684)
Property Mgmt	(141,299)	(144,125)	(147,007)	(149,947)	(152,946)
Reserves	(139,325)	(143,505)	(147,810)	(152,244)	(156,811)
NOI	999,810	995,893	991,180	985,634	979,216
Mortgage A	(771,212)	(771,212)	(771,212)	(771,212)	(771,212)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(24,500)	(24,500)	(24,500)	(24,500)	(24,500)
Cash Flow	204,098	200,181	195,468	189,922	183,504
DCR Mortgage A	1.30	1.29	1.29	1.28	1.27
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.30	1.29	1.29	1.28	1.27
Oper Exp Coverage Ratio	1.39	1.38	1.37	1.36	1.34
Mortgage A Balance	2,793,424	2,145,928	1,465,643	750,909	(18)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

**PART SEVEN - OPERATING PRO FORMA - Rolling Bends I Apartments, Atlanta, Fulton County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	24,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.26%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

**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>	
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**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

1.)
2.)
3.)
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10.)
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12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

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

Pass?

*Threshold Justification per Applicant*

All requirements are met with an experienced project team.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton 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
<b>Detached/Se mi-Detached</b>	Efficiency	0	139,407 x 0 units = 0	0	153,347 x 0 units = 0
	1 BR	1	182,430 x 0 units = 0	0	200,673 x 0 units = 0
	2 BR	2	221,255 x 0 units = 0	0	243,380 x 0 units = 0
	3 BR	3	270,488 x 0 units = 0	0	297,536 x 0 units = 0
	4 BR	4	318,270 x 0 units = 0	0	350,097 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>	Efficiency	0	130,931 x 0 units = 0	0	144,024 x 0 units = 0
	1 BR	1	171,658 x 0 units = 0	0	188,823 x 0 units = 0
	2 BR	2	208,792 x 0 units = 0	0	229,671 x 0 units = 0
	3 BR	3	256,678 x 0 units = 0	0	282,345 x 0 units = 0
	4 BR	4	304,763 x 0 units = 0	0	335,239 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>	Efficiency	0	108,868 x 0 units = 0	0	119,754 x 0 units = 0
	1 BR	1	150,379 x 10 units = 1,503,790	0	165,416 x 0 units = 0
	2 BR	2	190,725 x 138 units = 26,320,050	0	209,797 x 0 units = 0
	3 BR	3	249,057 x 16 units = 3,984,912	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>164</i>	<i>31,808,752</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>	Efficiency	0	112,784 x 0 units = 0	0	124,062 x 0 units = 0
	1 BR	1	157,897 x 0 units = 0	0	173,686 x 0 units = 0
	2 BR	2	203,010 x 0 units = 0	0	223,311 x 0 units = 0
	3 BR	3	270,681 x 0 units = 0	0	297,749 x 0 units = 0
	4 BR	4	338,351 x 0 units = 0	0	372,186 x 0 units = 0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>		<b>164</b>	<b>31,808,752</b>	<b>0</b>	<b>0</b>

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**30,996,326**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**0**

**Project Cost Limit (PCL)**

**31,808,752**

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:*

QAP guidelines are met.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

QAP guidelines are met.

**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:

**After-school programs for children**

**Financial literacy or job/interview prep**

**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:*

Community spaces are available for third party service providers, and will be upgraded.

**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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

**5 MARKET FEASIBILITY**

- 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.	7-9 months	
C.	98.30%	
D.	7.70%	

Pass?

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.  Yes

*Threshold Justification per Applicant*

There are none within close proximity. The closest is Centennial Place, but while approximately 6 miles away it is in a distinct part of the city.

*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?

Pass?

A.  No   
 B.  No

If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name:

- 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?

1)		
2)		
3)		
4)		

- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?

C.

- D. Has the property been:

D.

- 1) Rezoned?
- 2) Subdivided?
- 3) Modified?

1)		
2)		
3)		

*Threshold Justification per Applicant*

There is no identity of interest and the property was marketed broadly is is being purchased through a competitive offer.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **AEI Consultants**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **AEI Consultants**  
2) **door, < 55 Outdoor**

D. Is the subject property located in a:

D.

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

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

- 3) Wetlands?  
If "Yes":
  - a) Enter the percentage of the site that is a wetlands:
  - b) Will any development occur in the wetlands?
  - c) Is documentation provided as per Threshold criteria?

3) **No**  
a)   
b)   
c)   
4) **No**

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

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

- 1) Lead-based paint? 

Yes	
No	
No	
No	
- 2) Noise? 

No	
No	
No	
No	
- 3) Water leaks? 

No	
No	
No	
No	
- 4) Lead in water? 

No	
No	
No	
No	
- 5) Endangered species? 

No	
No	
No	
No	
- 6) Historic designation? 

No	
No	
No	
No	
- 7) Vapor intrusion? 

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

Yes	
Yes	
Yes	
Yes	

- 9) Mold? 

Yes	
No	
No	
No	
- 10) PCB's? 

No	
No	
No	
No	
- 11) Radon? 

No	
No	
No	
No	

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

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) **Yes**  
3) **Yes**

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

G. **No**

**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 - Rolling Bends I Apartments, Atlanta, Fulton County**

<b>Applicant Response</b>	<b>DCA USE</b>
---------------------------	----------------

**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**
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Expiration Date:

3/1/18

Pass?

A.		
B.	Contract/Option	<<Select>>
C.	Rolling Bends I Preservation Limited Partnership	
D.	Yes	

Threshold Justification per Applicant

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

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

Property is an existing legal non-conforming use.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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

**11 OPERATING UTILITIES**

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

- 1) Gas
- 2) Electric

Georgia Natural Gas  
Georgia Power Company

Pass?		
1)	Yes	
2)	Yes	

Existing property, all utilities in place.

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?

Pass?		
A1)	No	
2)		

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

- 1) Public water
- 2) Public sewer

Atlanta Watershed Mgmt  
Atlanta Watershed Mgmt

B1)	Yes	
2)	Yes	

Threshold Justification per Applicant

Existing property, all water/sewer connections in place.

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):

Pass?		
	No	
A.	Agree	

- 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) Building  
A2) Gazebo If "Other", explain here  
A3) On-site laundry

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

B.	Agree	
----	-------	--

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Equipped Playground		
2) Pavillion with Picnic/BBQ		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3) Furnished Activity Center		
4) Equipped Computer 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)	No	
6a)	Yes	
6b)		

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

QAP requirements met.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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

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

- 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.	Substantial Gut Rehab	<<Select>>
B.	October 1, 2017	
	Partner Engineering & Science	
		Yes
C.	Southface Energy Institute	Yes
D.		Yes
1)		Yes
2)		Yes
3)		Yes
4)		Yes
E.		Agree

*Threshold Justification per Applicant*

DCA Waiver Approvals included

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	
B.	Yes	
C.	Yes	
	Yes	
D.	Yes	

*Threshold Justification per Applicant*

Specific amenity locations are not yet confirmed, and will be pending accessibility routes and permitting review.

DCA's Comments:

**16 BUILDING SUSTAINABILITY**

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

Pass?		
A.	Agree	
B.	Agree	

*Threshold Justification per Applicant*

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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

**17 ACCESSIBILITY STANDARDS**

- 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 <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	4	4	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	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).	Yes		
4).	No		
B1)a.	Yes		
b.	Yes		
2).	Yes		
C.	Yes		
C1).			
2).			
3).			
4).			

The DCA qualified consultant will perform the following: Name of Accessibility Consultant TBD

- 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*

Applicant plans to follow all requirements regarding accessibility, but has not yet engaged the consultant.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton 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.

**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		
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)

Rehab of bldgs w/out existing brick/stone over 40% (& ineligible for historic credits) will replace & upgrade existing exterior finish surfaces on all wall faces w/brick or product w/40 yr warranty

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)		
2)		

Threshold Justification per Applicant

DCA's Comments:

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

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

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

**F. DCA Final Determination**

- E. Certifying GP/Developer
- F. << Select Designation >>

Threshold Justification per Applicant

Approved during pre-application.

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.	Yes	
C.	Yes	

Threshold Justification per Applicant

Approved during pre-application.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

**Applicant Response DCA USE**

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

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

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

- A.** Name of Qualified non-profit:
- B.** Non-profit's Website:
- 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?		

*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? D.
- DCA HOME Consent amount:

Pass?		

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

Pass?		
	Yes	
	No	
	No	
	No	
	Yes	

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton 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**

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

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

- 1) Number of Over Income Tenants 

0	
---	--
- 2) Number of Rent Burdened Tenants 

0	
---	--
- 3) Number of Vacancies 

--	--
- 4) Number of Down units 

--	--
- 5) Number of Displaced Tenants 

--	--
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews 

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

Yes	
-----	--
- 3) Written Notifications 

Yes	
-----	--
- 4) Other - describe in box provided: 

Additional advisory services as required per tenants	
--	--

Threshold Justification per Applicant

Existing LIHTC/PBS8 Property to be covered under URA relocation. Full spreadsheets and tracking will be completed once property is closed on based upon final rent-roll/tenants.

DCA's Comments:

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

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

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

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

Threshold Justification per Applicant

Applicant agrees to fulfill DCA AFFH requirements.

DCA's Comments:

**26 OPTIMAL UTILIZATION OF RESOURCES**

Threshold Justification per Applicant

Pass?	
-------	--

DCA's Comments:

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton 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.

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

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

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

Organization

Number: 0

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

**B. Financial and Other Adjustments**

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

	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 - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	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: **164**

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%

**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

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

Scoring Justification per Applicant

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

<b>13</b>	<b>0</b>	<b>0</b>
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.

<b>6</b>	<b>0</b>	<b>0</b>
Applicant Agrees?		
DCA Agrees?		

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

**Flexible Pool**

Choose **A or B.**

**A. Transit-Oriented Development**

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

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

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

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

**B. Access to Public Transportation**

Choose **only one option in B.**

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

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

<< Enter transit agency/service name here >>	<Enter phone here>
<< Enter specific URL/webpage showing established <b>schedule</b> from transit agency website here >>	
<< Enter specific URL/webpage showing established <b>routes</b> 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.

<Select a Sust Devlpmt Certification>

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

**Competitive Pool chosen:**

**N/A - 4% Bond**

**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	
---------------	--	----------------	--

X	
---	--

**A. Sustainable Communities Certification**

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

2	A.	Yes/No	Yes/No

**1. EarthCraft Communities**

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

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

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

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

**Commitments for Building Certification:**

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

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

**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?

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

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

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

D.	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)

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

**A Census Tract Demographics**

<b>3</b>	<b>0</b>	<input type="text"/>
----------	----------	----------------------

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/):

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

2. Less than  below Poverty level (see Income) Actual Percent

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

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

(www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

**C. Georgia Department of Public Health Stable Communities**

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

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

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

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

DCA's Comments:



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<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>10</b>	<b>20</b>

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

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

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


**A. Community Revitalization**

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

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

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

2 A. 

--	--

  
 Yes/No Yes/No

i.)		
ii.)		

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **Yes** Census Tract Number: **0086.01** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		



**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

Entity Name			Website		
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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<b>TOTALS: 92</b>	<b>20</b>	<b>20</b>

ii. Transformation Partner 2 <input type="text" value="&lt;Select Transformation Prtrn type&gt;"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>		
Org Name	<input type="text"/>		Date(s) of publication of meeting notice	<input type="text"/>	
Website	<input type="text"/>		Publication(s)	<input type="text"/>	
Contact Name	<input type="text" value="Direct Line"/>		Social Media	<input type="text"/>	
Email	<input type="text"/>		Mtg Locatn	<input type="text"/>	
Role	<input type="text"/>		Which Partners were present at Public Mtg 2 between Partners?	<input type="text"/>	<input type="text"/>
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.	<input type="text"/>
or	Nbr of Respondents				<input type="text"/>
ii. Public Meetings				ii.	<input type="text"/>
Meeting 1 Date	<input type="text"/>	Dates: Mtg 2	<input type="text"/>	Mtg Notice Publication	<input type="text"/>
Date(s) of publication of Meeting 1 notice	<input type="text"/>	Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)	<input type="text"/>	Publication(s)	<input type="text"/>		
Social Media	<input type="text"/>	Social Media	<input type="text"/>		
Meeting Location	<input type="text"/>	Mtg Locatn	<input type="text"/>		
Copy(-ies) of published notices provided in application binder?	<input type="text"/>	Copy(-ies) of published notices provided in application binder?	<input type="text"/>		
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:					
i. Local Population Challenge 1					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
ii. Local Population Challenge 2					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iii. Local Population Challenge 3					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iv. Local Population Challenge 4					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
v. Local Population Challenge 5					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance		<b>Family</b>	4		
Source			1	1.	
Contact	Direct Line	Bank Name	Applicants: Please use "Pt IX B-Community Improvmt Narr" tab provided.		
Email		Account Name			
Bank Contact	Direct Line	Bank Website			
		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**

Unrelated Third-Party Name			Competitive Pool chosen: <b>N/A - 4% Bond</b>	2	3.		
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):	30,996,326			

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

**A. Phased Developments**

Competitive Pool chosen:  
Phased Development?

**N/A - 4% Bond**

**Yes - no Master Plan**

**0**

**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.	<b>0</b>	<b>0</b>
----	----------	----------

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

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

3  
2

1.		
2.		

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

*(choose 1 or 3)*

**4**

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

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

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

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

A.		
B.		
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:

	<b>0</b>	<b>0</b>
A.		
B.		

**12. EXCEPTIONAL NON-PROFIT**

0

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

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:

**13. RURAL PRIORITY**

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

Urban or Rural: **Urban**

<b>2</b>	
Unit Total	<b>164</b>

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.

MGP	Rolling Bends I Preservation Partner:	0.0100%	William Szymczak	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Preservation Partners Development II	0.0000%	William Szymczak
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	CREA	98.9900%	Jason Racine	Developmt Consult	0	0.0000%	0
State LP	Twain Financial Partners	1.0000%	Jacob Engle				

Scoring Justification per Applicant

DCA's Comments:

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

2	0	0
1		

**14. DCA COMMUNITY INITIATIVES**

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

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

- 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

A. Yes/No Yes/No

1.		
2.		
3.		
4.		
5.		

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

**B. Designated Military Zones**

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

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

City: **Atlanta** County: **Fulton** QCT? **Yes** Census Tract #: **0086.01**

Scoring Justification per Applicant

DCA's Comments:

1		
B.		

**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)		
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):

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

30,996,326
0.0000%

0.0000%
---------

DCA's Comments:

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

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

16
164
16
10

<b>3</b>	<b>0</b>	<b>0</b>
2	A. <b>0</b>	<b>0</b>
	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
164
0.00%

<b>2</b>	<b>0</b>	<b>0</b>
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
164
0.00%

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

DCA's Comments:

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

Agree or Y/N Agree or Y/N


**19. HEALTHY HOUSING INITIATIVES**

*(choose A or B or C)*

Pre-requisites:

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

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

3

0	0

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

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

Occurrence

Cost to Resident

	Occurrence	Cost to Resident
a)		
b)		
c)		
d)		

**B. Healthy Eating Initiative**

2

0	0
2.	

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

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

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



**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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?

--	--

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 - Rolling Bends I Apartments, Atlanta, Fulton County**

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

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

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

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

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

92

2

2

2

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				
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	Atlanta
Project County	Fulton
HUD SA	Atlanta-Sandy Springs-Marietta
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score

Deductions

Additions

Scoring Justification per Applicant

10

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

DCA's Comments:

**TOTAL POSSIBLE SCORE**

92

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

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

**PART NINE - SCORING CRITERIA - Rolling Bends I Apartments, Atlanta, Fulton County**

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**Score  
Value**

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

**TOTALS:**

**92**

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

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

Rolling Bends I Apartments

Atlanta, Fulton 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**

Rolling Bends I Apartments  
Atlanta, Fulton County

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

Rolling Bends I Apartments

Atlanta, Fulton County

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



## Scoring Section 16 - Innovative Project Concept Narrative

Rolling Bends I Apartments

Atlanta, Fulton 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]