

Project Narrative
Mill Creek Place Apartments
Douglasville, Douglas County

Mill Creek Place was built in 2000 (fka Columbia Gardens) and acquired by Dominion on July 31st, 2017. The property is currently a mix of 126 Section 42 60% units and 2 Section 42 50% units with a total of 128 units. It is composed of 92 two and 36 three bedroom apartment units. There are 7 residential buildings and a clubhouse on the 16 acre site. It is located 25 minutes west of downtown Atlanta. Dominion expects to close on the resyndication in December of 2017 and perform a \$5,510,000 substantial rehabilitation to the property. This rehabilitation will address deferred maintenance needs as well as significant upgrades to the 128 units in the complex. It is clear that Mill Creek Place will only deteriorate over time if the project goes unregabiltated. Dominion has a dedicated management style and is confident it will be long-term partners with the City of Douglasville. In summary, the substantial rehabilitation of Mill Creek Place will signficatntly improve an important part of an affordable housing stock in Douglasville.

Common Area Amenities:

- Swimming Pool
- Clubhouse
- Business Center
- Fitness Studio
- Children's Playground
- Leasing Office
- Laundry Facilities
- Picnic Area with Barbecues
- Gated Access

In Unit Amenities:

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

Project Narrative
Mill Creek Place Apartments
Douglasville, Douglas County

PART ONE - PROJECT INFORMATION - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Please note:

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

DCA Use ONLY - Project Nbr:
2017-0

May Revision 3

I. DCA RESOURCES

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

II. TYPE OF APPLICATION

Tax Exempt Bond / 4% credit -----> **Pre-Application Number** (if applicable) - **use format 2017PA-###**
 Have any changes occurred in the project since pre-application? 2017PA-536
No

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

Project Name previously used: N/A DCA Project Nbr previously assigned N/A
 Has the Project Team changed? No If No, what was the DCA Qualification Determination for the Team in that review? Qualified w/out Conditions

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Jordan Richter			Title	Development Associate	
Address	2905 Northwest Blvd. Suite 150			Direct Line	(763) 354-5589	
City	Plymouth			Fax	(763) 354-5519	
State	MN	Zip+4	55441-2644	Cellular	(920) 428-9881	
Office Phone	(763) 354-5500		Ext.	75589	E-mail	jordan.richter@dominiuminc.com

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

IV. PROJECT LOCATION

Project Name	Mill Creek Place Apartments			Phased Project?	No	
Site Street Address (if known)	7101 W Strickland Street			DCA Project Nbr of previous phase:	N/A	
Nearest Physical Street Address *	N/A			Scattered Site?	No	Nbr of Sites 1
Site Geo Coordinates (##.#####)	Latitude: 33.748800	Longitude: -84.759500	9-digit Zip**	Acreage	16.0000	
City	Douglasville		30134-7024	Census Tract Number	13097080301	
Site is predominantly located:	Within City Limits	County	Douglas	QCT?	Yes	DDA? No
In USDA Rural Area?	No	In DCA Rural County?	No	Overall:	Urban	
	Congressional	State Senate	State House	** Must be verified by applicant using following websites:		
	13	35	66	Zip Codes	http://zip4.usps.com/zip4/welcome.jsp	
				Legislative Districts:	http://votesmart.org/	

* If street number unknown

Legislative Districts **

If on boundary, other district:

Political Jurisdiction

Douglasville			Website	http://www.ci.douglasville.ga.us/196/Office-of-the-Mayor		
Name of Chief Elected Official	Rochelle Robinson		Title	Mayor		
Address	6695 Church Street			City	Douglasville	
Zip+4	30134-1715	Phone	(678) 449-3000			
			Email	robinsonr@douglasvillega.gov		

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	0	Adaptive Reuse:	<i>Non-historic</i>	0	<i>Historic</i>	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	128	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	127	0
Number of 50% Units	2	0
Number of 60% Units	125	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	127	
Common Space Units	1	
Total Units	128	

D. Unit Area

Total Low Income Residential Unit Square Footage	162,538
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	162,538
Total Common Space Unit Square Footage	1,222
Total Square Footage from Units	163,760

E. Buildings

Number of Residential Buildings	7
Number of Non-Residential Buildings	1
Total Number of Buildings	8

Total Common Area Square Footage from Nonresidential areas	2,892
Total Square Footage	166,652

F. Total Residential Parking Spaces

308

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

N/A

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

B. Mobility Impaired

Nbr of Units Equipped:	7
Roll-In Showers	7

% of Total Units 5.5% Required: 5%

C. Sight / Hearing Impaired

Nbr of Units Equipped:	3
------------------------	---

% of Units for the Mobility-Impaired 100.0% Required: 40%

% of Total Units 2.3% Required: 2%

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)

20% of HOME-Assisted Units at 50% of AMI No

VIII. SET ASIDES

A. LIHTC:

Nonprofit No

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:	Development Authority of Douglas County				Inducement Date:	July 18, 2017	
Office Street Address	8474 Pounds Cir				Applicable QAP:	2017 Georgia DCA QAP	
City	Douglasville	State	GA	Zip+4	30134-0000	T-E Bond \$ Allocated:	11,000,000
Contact Name	Esau Birdsong	Title	Vice Chariman		E-mail		
10-Digit Office Phone	(770) 942-3121	Direct line			Website		

PART ONE - PROJECT INFORMATION - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

XII. PRESERVATION

A. Subsequent Allocation

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

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

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas 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
		% of Total Residential Units 0%
		% of Total Residential Units 0%
Local PHA		
Street Address		
City		
Area Code / Phone		

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

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

C. Is there a Tenant Ownership Plan? No

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

Total Existing Units	128
Number Occupied	117
% Existing Occupied	91.41%

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

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

F. Projected Place-In-Service Date

Acquisition	July 31, 2017
Rehab	March 1, 2018
New Construction	N/A

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

Office Street Address	Douglasville Leased Housing Associates I, LLLP			Name of Principal	Paul Sween
City	2905 Northwest Blvd, Suite 150			Title of Principal	Managing Partner
State	Plymouth	Fed Tax ID:	82-2114887	Direct line	(763) 354-5546
10-Digit Office Phone / Ext.	MN	Zip+4	55441-2644	Cellular	(570) 579-5340
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)	(763) 354-5500	E-mail	peter.nelson@dominiuminc.com		

*** Must be verified by applicant using following website:**

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

b. Other General Partner

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

c. Other General Partner

Office Street Address	US Bank SLP, LLC			Name of Principal	Kyle Kochtanek
City	1307 Washington Ave., Suite 300			Title of Principal	Business Development Office
State	St. Louis	Website	www.usbank.com/cdc	Direct line	(314) 335-3355
10-Digit Office Phone / Ext.	MO	Zip+4		Cellular	(573) 268-2557
	(314) 335-3355	E-mail	kyle.kochtanek@usbank.com		

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

Office Street Address	US Bank Entity (Investor LP)			Name of Principal	Kyle Kochtanek
City	1307 Washington Ave., Suite 300			Title of Principal	Business Development Office
State	St. Louis	Website	www.usbank.com/cdc	Direct line	(314) 335-3355
10-Digit Office Phone / Ext.	MO	Zip+4		Cellular	(573) 268-2557
	(314) 335-3355	E-mail	kyle.kochtanek@usbank.com		

b. State Limited Partner

Office Street Address	US Bank, LLC			Name of Principal	Kyle Kochtanek
City	1307 Washington Ave., Suite 300			Title of Principal	Business Development Office
State	St. Louis	Website	www.usbank.com/cdc	Direct line	(314) 335-3355
10-Digit Office Phone / Ext.	MO	Zip+4		Cellular	(573) 268-2557
	(314) 335-3355	E-mail	kyle.kochtanek@usbank.com		

3. NONPROFIT SPONSOR

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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II. DEVELOPER(S)

A. DEVELOPER

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

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

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

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

C. MANAGEMENT COMPANY

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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D. ATTORNEY		Winthrop & Weinstine, P.A.		Name of Principal	John M. Stern
Office Street Address	225 South 6th Street, Suite 3500			Title of Principal	Attorney
City	Minneapolis	Website	www.winthrop.com	Direct line	(612) 604-6588
State	MN	Zip+4	55402-0000	Cellular	(651) 269-0524
10-Digit Office Phone / Ext.	(612) 604-6400	E-mail	jstern@winthrop.com		

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

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

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

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

B. IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas 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	Brief Explanation
Managing Genrl Prtnr	Douglasville Leased Housing Associates I, LLC	No	No	For Profit	0.0100%		
Other Genrl Prtnr 1	Douglasville Leased Housing Associates LP I, LLC	No	No	For Profit	0.0100%		
Other Genrl Prtnr 2	US Bank SLP, LLC	No	No	For Profit	0.0100%		
Federal Ltd Partner	US Bank Entity (Investor LP)	No	No	For Profit	98.9700%		
State Ltd Partner	US Bank, LLC	No	No	For Profit	1.0000%		
NonProfit Sponsor							
Developer	Douglasville Leased Housing Development I, LLC	No	No	For Profit	0.0000%		
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor							
Management Company	Dominium Management Services, LLC	No	No	For Profit	0.0000%		
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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PART THREE - SOURCES OF FUNDS - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
Yes	Tax Exempt Bonds: \$	11,000,000	No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$	0	No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$	0	No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	0				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Fannie Mae MTEB	8,975,000		
Mortgage B	Tax Credit Equity Bridge (Tax-Exempt)	2,025,000		
Mortgage C	Tax Credit Equity Bridge (Taxable)	5,064,297		
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity		1,270,770		
State Housing Credit Equity		994,600		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		18,329,667		
Total Construction Period Costs from Development Budget:		18,321,458		
Surplus / (Shortage) of Construction funds to Construction costs:		8,209		

PART THREE - SOURCES OF FUNDS - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Fannie Mae MTEB	8,975,000	4.355%	15	35	500,069	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	16.23%	403,559	0.000%	15	CF		Cash Flow

Total Cash Flow for Years 1 - 15: 1,758,379
 DDF Percent of Cash Flow (Yrs 1-15) 22.951% 22.951%
 Cash flow covers DDF P&I? **Yes**

Federal Grant		
State, Local, or Private Grant		
Federal Housing Credit Equity	6,353,848	
State Housing Credit Equity	4,973,000	
Historic Credit Equity		
Invstmt Earnings: T-E Bonds		
Invstmt Earnings: Taxable Bonds		
Income from Operations		
Other:		
Other:		
Other:		
Total Permanent Financing:	20,705,407	
Total Development Costs from Development Budget:	20,705,407	
Surplus/(Shortage) of Permanent funds to development costs:	0	

Equity Check	+ / -	TC Equity
0	6,353,848.00	% of TDC
0	4,973,000.00	31%
		24%
		55%

*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

PART FOUR - USES OF FUNDS - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	7,500			7,500	
Market Study	6,200			6,200	
Environmental Report(s)	10,000			10,000	
Soil Borings	21,500			21,500	
Boundary and Topographical Survey	12,000			12,000	
Zoning/Site Plan Fees				-	
Other: Physical Needs Assessment	10,000			10,000	
Other: Soft Cost Contingency	46,195			46,195	
Other: Property Management Start-Up Fee	50,000		50,000		-
Subtotal	163,395	-	50,000	113,395	-
ACQUISITION					
Land	30,000				-
Site Demolition	-				-
Acquisition Legal Fees (if existing structures)	-		-		-
Existing Structures	9,620,000		9,620,000		-
Subtotal	9,650,000		9,620,000		-
LAND IMPROVEMENTS					
Site Construction (On-site) Per acre: 0					
Site Construction (Off-site)					
Subtotal	-	-	-	-	-
STRUCTURES					
Residential Structures - New Construction	-				
Residential Structures - Rehab	4,853,845			4,853,845	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				-	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab	-			-	
Subtotal	4,853,845	-	-	4,853,845	-
CONTRACTOR SERVICES					
Builder Profit: DCA Limit 13.537%					
6.000% 291,231 5.802%	281,600			281,600	
Builder Overhead 2.000% 97,077 1.934%	93,867			93,867	
General Requirements* 6.000% 291,231 5.802%	281,600			281,600	
*See QAP: General Requirements policy 14.000% 679,538					
Subtotal	657,067	-	-	657,067	-
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					
Other: Immediate Repairs	64,000			64,000	

Total Construction Hard Costs 5,574,912.00	Average TCHC:	43,896.94 per Res'l unit	43,554.00 per unit	33.45 per total sq ft
		34.30 per Res'l unit SF	34.04 per unit sq ft	

CONSTRUCTION CONTINGENCY		CONSTRUCTION CONTINGENCY	
Construction Contingency	6.72%	374,528	374,528

PART FOUR - USES OF FUNDS - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee	70,893		-	70,893	
Bridge Loan Interest	178,264		-	178,264	
Construction Loan Fee	62,240		62,240	-	
Construction Loan Interest	42,000		42,000	-	
Construction Legal Fees	31,000		16,000	15,000	
Construction Period Inspection Fees	12,000			12,000	
Construction Period Real Estate Tax	-			-	
Construction Insurance	-			-	
Title and Recording Fees	-			-	
Payment and Performance bonds	-			-	
Other: Construction Draw Administration	17,000			17,000	
Other: Tax-Exempt Bridge Loan Issuance	30,191			30,191	
Subtotal	443,588	-	120,240	323,348	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	113,184		-	113,184	
Architectural Fee - Supervision	23,296			23,296	
Green Building Consultant Fee Max: 20,000				-	
Green Building Program Certification Fee (LEED or Earthcraft)				-	
Accessibility Inspections and Plan Review	12,000			12,000	
Construction Materials Testing				-	
Engineering				-	
Real Estate Attorney	160,000			72,500	87,500
Accounting	8,500			8,500	
As-Built Survey				-	
Other: Consulting Architect/Inspecting Architect	27,000			27,000	-
Subtotal	343,980	-	-	256,480	87,500
LOCAL GOVERNMENT FEES <i>Avg per unit: 0</i>					
Building Permits					
Impact Fees					
Water Tap Fees <i>waived?</i>					
Sewer Tap Fees <i>waived?</i>					
Subtotal	-	-	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	100,750				100,750
Permanent Loan Legal Fees	168,955				168,955
Title and Recording Fees	83,480				83,480
Bond Issuance Premium	123,718				123,718
Cost of Issuance / Underwriter's Discount	94,750				94,750
Other: Structuring Agent	32,636				32,636
Subtotal	604,289	-	-	-	604,289

PART FOUR - USES OF FUNDS - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS			DCA-RELATED COSTS			
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						-
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,000				5,000
DCA Waiver and Pre-approval Fees		1,500				1,500
LIHTC Allocation Processing Fee	-	55,256				55,256
LIHTC Compliance Monitoring Fee	102,400	102,400				102,400
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		-				-
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: Final Allocation Application Amendments		1,500				1,500
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
		Subtotal				168,656
EQUITY COSTS			EQUITY COSTS			
Partnership Organization Fees						-
Tax Credit Legal Opinion						-
Syndicator Legal Fees						-
Other: Tax Credit Syndicator Up-Front Asset Management Fee		75,000				75,000
		Subtotal				75,000
DEVELOPER'S FEE			DEVELOPER'S FEE			
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	2,486,484		1,475,685	1,010,799	
		Subtotal	-	1,475,685	1,010,799	-
START-UP AND RESERVES			START-UP AND RESERVES			
Marketing		6,400				6,400
Rent-Up Reserves	149,611					
Operating Deficit Reserve:	549,257	581,017				581,017
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 500	64,000			64,000	
Other: Property Tax and Insurance Escrow		90,121		623		89,498
		Subtotal	-	623	64,000	676,915
OTHER COSTS			OTHER COSTS			
Relocation		32,000			32,000	
Other: Acquisition Costs		47,036		47,036		
		Subtotal	-	47,036	32,000	-
TOTAL DEVELOPMENT COST (TDC)		20,705,407	-	11,313,584	7,749,462	1,612,360
Average TDC Per:	Unit:	161,760.99	Square Foot:	124.24		

PART FOUR - USES OF FUNDS - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

Amount of federal grant(s) used to finance qualifying development costs
 Amount of nonqualified nonrecourse financing
 Costs of Nonqualifying units of higher quality
 Nonqualifying excess portion of higher quality units
 Historic Tax Credits (Residential Portion Only)
 Other <Enter detailed description here; use Comments section if needed>

Total Subtractions From Basis:

Eligible Basis Calculation

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

Type: DDA/QCT

	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>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	0	11,313,584	7,749,462
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	11,313,584	7,749,462
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		130.00%
Adjusted Eligible Basis	0	11,313,584	10,074,301
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	11,313,584	10,074,301
Multiply Qualified Basis by Applicable Credit Percentage	3.24%	3.24%	3.22%
Maximum Tax Credit Amount	0	366,560	324,392
Total Basis Method Tax Credit Calculation		690,953	

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)

28,379,427	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount	0	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig
20,705,407			
8,975,000			
11,730,407			

/ 10			
1,173,041	Federal		State
1.6400	= 0.9200	+	0.7200
715,269			

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

690,953
0

PART FOUR - USES OF FUNDS - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard Construction Costs are based on a preliminary bid from a contractor that has completed a similar project for Dominion.

PART FOUR (b) - OTHER COSTS - 2017-0 - Mill Creek Place Apartments - Douglasville - Douglas, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

Physical Needs Assessment

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

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

Total Cost Total Basis

Soft Cost Contingency

Budget item that is used for any unforeseen costs.

Total Cost Total Basis

Property Management Start-Up Fee

Fee associated with property management mobilization and start-up costs.

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

Immediate Repairs

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

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

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

Construction Draw Administration

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

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

Total Cost Total Basis

Tax-Exempt Bridge Loan Issuance

Costs associated with the issuance of the tax-exempt brige loan.

Total Cost Total Basis

PROFESSIONAL SERVICES

Consulting Architect/Inspecting Architect

Consultants that aid in the design process that are outside the owner/architect agreement. (i.e. interior designer, 3rd party architects, etc.)

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

Structuring Agent

Costs associated with bond financing and coordination.

Total Cost

DCA-RELATED COSTS

Final Allocation Application Amendments

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

Total Cost

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

Total Cost

EQUITY COSTS

Tax Credit Syndicator Up-Front Asset Management Fee

Costs associated with Tax Credit Syndicator project due diligence.

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

Property Tax and Insurance Escrow

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

Total Cost Total Basis

OTHER COSTS

Acquisition Costs

Costs associated with the acquisition of the property, prior to resyndication closing

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Georgia Department of Community Affairs		
January 1, 2018	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	Electric Heat Pump	X				11	16	
Cooking	Electric	X				10	12	
Hot Water	Electric	X				19	24	
Air Conditioning	Electric	X				9	14	
Range/Microwave	Electric							
Refrigerator	Electric							
Other Electric	Electric	X				28	34	
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	X				51	63	
Refuse Collection			X					
Total Utility Allowance by Unit Size				0	0	128	163	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

DCA COMMENTS

II. UNIT SUMMARY

Units:

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

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

Efficiency	1BR	2BR	3BR	4BR	Total	
0	0	90	35	0	125	
0	0	1	1	0	2	(Includes inc-restr mgr units)
0	0	91	36	0	127	
0	0	0	0	0	0	
0	0	91	36	0	127	
0	0	1	0	0	1	(no rent charged)
0	0	92	36	0	128	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	91	36	0	127	
0	0	0	0	0	0	
0	0	92	36	0	128	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
					0	
					0	
0	0	0	0	0	0	
0	0	92	33	0	125	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	92	33	0	125	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	3	0	3	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	

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	3	0	0	3
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	92	33	0	0	125
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI
50% AMI
Total

0	0	109,980	49,883	0	159,863
0	0	1,222	1,453	0	2,675
0	0	111,202	51,336	0	162,538
0	0	0	0	0	0
0	0	111,202	51,336	0	162,538
0	0	1,222	0	0	1,222
0	0	112,424	51,336	0	163,760

Unrestricted
Total Residential
Common Space
Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

25,850

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	64,512
Maintenance Salaries & Benefits	78,848
Support Services Salaries & Benefits	7,680
Other (describe here)	
Subtotal	151,040

On-Site Office Costs

Office Supplies & Postage	7,488
Telephone	3,744
Travel	2,496
Leased Furniture / Equipment	9,984
Activities Supplies / Overhead Cost	1,248
Other (describe here)	
Subtotal	24,960

Maintenance Expenses

Contracted Repairs	23,040
General Repairs	19,200
Grounds Maintenance	7,680
Extermination	2,304
Maintenance Supplies	
Elevator Maintenance	24,576
Redecorating	
Other (describe here)	
Subtotal	76,800

On-Site Security

Contracted Guard	0
Electronic Alarm System	0
Subtotal	0

Professional Services

Legal	
Accounting	
Advertising	22,400
Other (describe here)	
Subtotal	22,400

Utilities (Avg\$/mth/unit)

Electricity	17	25,600
Natural Gas	0	0
Water&Swr	67	102,400
Trash Collection		
Other (describe here)		
Subtotal		128,000

Taxes and Insurance

Real Estate Taxes (Gross)*	104,500
Insurance**	37,248
Other (describe here)	
Subtotal	141,748

Management Fee:

	53,496
449.40	Average per unit per year
37.45	Average per unit per month

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

TOTAL OPERATING EXPENSES

	598,444
Average per unit	4,675.34
<i>Total OE Required</i>	512,000

Replacement Reserve (RR)

	44,800
Proposed average RR/unit amount:	350

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	128 units x \$350 =	44,800
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	128	44,800

TOTAL ANNUAL EXPENSES

	643,244
--	----------------

V. APPLICANT COMMENTS AND CLARIFICATIONS

Real estate taxes based on revised assessment per the appraisal.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.36%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	53,496
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	0.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	1,293,756	1,319,631	1,346,024	1,372,944	1,400,403	1,428,411	1,456,979	1,486,119	1,515,841	1,546,158
Ancillary Income	25,850	26,367	26,894	27,432	27,981	28,540	29,111	29,694	30,287	30,893
Vacancy	(92,372)	(94,220)	(96,104)	(98,026)	(99,987)	(101,987)	(104,026)	(106,107)	(108,229)	(110,394)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(544,948)	(561,296)	(578,135)	(595,479)	(613,344)	(631,744)	(650,696)	(670,217)	(690,324)	(711,034)
Property Mgmt	(53,496)	(55,101)	(56,754)	(58,457)	(60,210)	(62,017)	(63,877)	(65,793)	(67,767)	(69,800)
Reserves	(44,800)	(46,144)	(47,528)	(48,954)	(50,423)	(51,935)	(53,494)	(55,098)	(56,751)	(58,454)
NOI	583,990	589,237	594,396	599,460	604,421	609,268	613,997	618,597	623,058	627,370
Mortgage A	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	83,920	89,167	94,327	99,390	104,351	109,199	113,928	118,528	122,988	127,301
DCR Mortgage A	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.25
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.25
Oper Exp Coverage Ratio	1.91	1.89	1.87	1.85	1.83	1.82	1.80	1.78	1.76	1.75
Mortgage A Balance	8,863,585	8,747,221	8,625,686	8,498,751	8,366,177	8,227,712	8,083,096	7,932,054	7,774,301	7,609,540
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.36%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	53,496
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	0.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,577,081	1,608,623	1,640,795	1,673,611	1,707,084	1,741,225	1,776,050	1,811,571	1,847,802	1,884,758
Ancillary Income	31,511	32,141	32,784	33,440	34,109	34,791	35,487	36,196	36,920	37,659
Vacancy	(112,601)	(114,853)	(117,151)	(119,494)	(121,883)	(124,321)	(126,808)	(129,344)	(131,931)	(134,569)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(732,365)	(754,335)	(776,966)	(800,275)	(824,283)	(849,011)	(874,482)	(900,716)	(927,737)	(955,570)
Property Mgmt	(71,894)	(74,051)	(76,273)	(78,561)	(80,918)	(83,345)	(85,845)	(88,421)	(91,073)	(93,806)
Reserves	(60,207)	(62,014)	(63,874)	(65,790)	(67,764)	(69,797)	(71,891)	(74,048)	(76,269)	(78,557)
NOI	631,525	635,511	639,316	642,932	646,344	649,542	652,511	655,239	657,712	659,915
Mortgage A	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	131,455	135,441	139,247	142,862	146,274	149,472	152,442	155,169	157,643	159,845
DCR Mortgage A	1.26	1.27	1.28	1.29	1.29	1.30	1.30	1.31	1.32	1.32
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.26	1.27	1.28	1.29	1.29	1.30	1.30	1.31	1.32	1.32
Oper Exp Coverage Ratio	1.73	1.71	1.70	1.68	1.66	1.65	1.63	1.62	1.60	1.59
Mortgage A Balance	7,437,458	7,257,730	7,070,018	6,873,965	6,669,202	6,455,341	6,231,978	5,998,691	5,755,039	5,500,562
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.36%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	53,496
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	0.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,922,453	1,960,902	2,000,120	2,040,123	2,080,925	2,122,544	2,164,995	2,208,295	2,252,461	2,297,510
Ancillary Income	38,412	39,180	39,964	40,763	41,578	42,410	43,258	44,123	45,005	45,906
Vacancy	(137,261)	(140,006)	(142,806)	(145,662)	(148,575)	(151,547)	(154,578)	(157,669)	(160,823)	(164,039)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(984,237)	(1,013,764)	(1,044,177)	(1,075,502)	(1,107,767)	(1,141,000)	(1,175,230)	(1,210,487)	(1,246,802)	(1,284,206)
Property Mgmt	(96,620)	(99,518)	(102,504)	(105,579)	(108,746)	(112,009)	(115,369)	(118,830)	(122,395)	(126,067)
Reserves	(80,914)	(83,341)	(85,841)	(88,417)	(91,069)	(93,801)	(96,615)	(99,514)	(102,499)	(105,574)
NOI	661,834	663,454	664,756	665,726	666,346	666,596	666,461	665,918	664,948	663,529
Mortgage A	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	161,765	163,384	164,687	165,657	166,276	166,527	166,391	165,848	164,878	163,460
DCR Mortgage A	1.32	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.32	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33
Oper Exp Coverage Ratio	1.57	1.55	1.54	1.52	1.51	1.49	1.48	1.47	1.45	1.44
Mortgage A Balance	5,234,779	4,957,187	4,667,261	4,364,454	4,048,193	3,717,881	3,372,894	3,012,578	2,636,254	2,243,209
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors) Yr 1 Asset Mgt Fee Percentage of EGI: 0.00%

Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 4.36%

Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt: 53,496
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage: 0.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	2,343,460	2,390,329	2,438,136	2,486,898	2,536,636
Ancillary Income	46,824	47,760	48,715	49,690	50,683
Vacancy	(167,320)	(170,666)	(174,080)	(177,561)	(181,112)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,322,732)	(1,362,414)	(1,403,286)	(1,445,385)	(1,488,746)
Property Mgmt	(129,849)	(133,744)	(137,757)	(141,890)	(146,146)
Reserves	(108,741)	(112,004)	(115,364)	(118,825)	(122,389)
NOI	661,642	659,262	656,365	652,928	648,926
Mortgage A	(500,069)	(500,069)	(500,069)	(500,069)	(500,069)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	161,572	159,192	156,295	152,858	148,856
DCR Mortgage A	1.32	1.32	1.31	1.31	1.30
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.32	1.32	1.31	1.31	1.30
Oper Exp Coverage Ratio	1.42	1.41	1.40	1.38	1.37
Mortgage A Balance	1,832,702	1,403,956	956,161	488,470	0
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.36%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	53,496
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	0.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

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PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

Project meets all DCA requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Semi-Detached		
Efficiency	0	139,407 x 0 units = 0
1 BR	1	182,430 x 0 units = 0
2 BR	2	221,255 x 0 units = 0
3 BR	3	270,488 x 0 units = 0
4 BR	4	318,270 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>
Row House		
Efficiency	0	130,931 x 0 units = 0
1 BR	1	171,658 x 0 units = 0
2 BR	2	208,792 x 0 units = 0
3 BR	3	256,678 x 3 units = 770,034
4 BR	4	304,763 x 0 units = 0
<i>Subtotal</i>	<i>3</i>	<i>770,034</i>
Walkup		
Efficiency	0	108,868 x 0 units = 0
1 BR	1	150,379 x 0 units = 0
2 BR	2	190,725 x 0 units = 0
3 BR	3	249,057 x 0 units = 0
4 BR	4	310,346 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>
Elevator		
Efficiency	0	112,784 x 0 units = 0
1 BR	1	157,897 x 0 units = 0
2 BR	92	203,010 x 92 units = 18,676,920
3 BR	33	270,681 x 33 units = 8,932,473
4 BR	0	338,351 x 0 units = 0
<i>Subtotal</i>	<i>125</i>	<i>27,609,393</i>
Total Per Construction Type	128	28,379,427

Nbr Units	Unit Cost Limit total by Unit Type
0	153,347 x 0 units = 0
0	200,673 x 0 units = 0
0	243,380 x 0 units = 0
0	297,536 x 0 units = 0
0	350,097 x 0 units = 0
<i>0</i>	<i>0</i>
0	144,024 x 0 units = 0
0	188,823 x 0 units = 0
0	229,671 x 0 units = 0
0	282,345 x 0 units = 0
0	335,239 x 0 units = 0
<i>0</i>	<i>0</i>
0	119,754 x 0 units = 0
0	165,416 x 0 units = 0
0	209,797 x 0 units = 0
0	273,962 x 0 units = 0
0	341,380 x 0 units = 0
<i>0</i>	<i>0</i>
0	124,062 x 0 units = 0
0	173,686 x 0 units = 0
0	223,311 x 0 units = 0
0	297,749 x 0 units = 0
0	372,186 x 0 units = 0
<i>0</i>	<i>0</i>
0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

20,705,407

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

28,379,427

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

DCA's Comments:

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

DCA's Comments:

4 REQUIRED SERVICES

Pass?

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

Does Applicant agree?

Agree

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

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

Financial Budgeting Class

Blood Pressure Testing & Education Class

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

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

C.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas 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.

Pass?	
A.	Novogradac & Company LLP
B.	7-8 months
C.	98.40%
D.	10.90%

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

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

Threshold Justification per Applicant

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

DCA's Comments:

6 APPRAISALS

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

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

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas 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. **Braun Intertec**

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) **Braun Intertec**

2) **<65 dB**

D. Is the subject property located in a:

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

D.

- 1) **No**
- 2) **No**
- a) **0.00%**
- b) **No**
- c) **No**
- 3) **No**
- a) **0.000%**
- b) **No**
- c) **No**
- 4) **No**

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

- 1) Lead-based paint? **No**
- 2) Noise? **No**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species? **No**
- 6) Historic designation? **No**
- 7) Vapor intrusion? **No**
- 8) Asbestos-containing materials? **No**

- 9) Mold? **No**
- 10) PCB's? **No**
- 11) Radon? **Yes**

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

N/A

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

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

- 1) **No**
- 2) **No**
- 3) **No**
- G. **No**

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

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

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

H. **<<Select>>**

<<Select>>

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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

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

8 SITE CONTROL

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

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

Threshold Justification per Applicant

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

DCA's Comments:

9 SITE ACCESS

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

Pass?		
A.	Yes	
B.		
C.		
D.		

Threshold Justification per Applicant

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

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

11 OPERATING UTILITIES

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

- 1) Gas
- 2) Electric

N/A
Georgia Power

Pass?	
1) No	
2) Yes	

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

- A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?
 B. Check all that are available to the site and enter provider name:
 1) Public water
 2) Public sewer

Douglasville County Water and Sewer Authority
Douglasville County Water and Sewer Authority

Pass?	
A1)	
2)	
B1) Yes	
2) Yes	

Threshold Justification per Applicant

DCA's Comments:

13 REQUIRED AMENITIES

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

- A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):
 1) Community area (select either community room or community building):
 2) Exterior gathering area (if "Other", explain in box provided at right):
 3) On site laundry type:

A1) <<Select>>	
A2) Covered Porch	If "Other", explain here
A3) On-site laundry	

Pass?	
No	
A. Agree	
B. Agree	

- B. Applicant agrees to provide the following required Additional Site Amenities to conform with the DCA Amenities Guidebook.
 The nbr of additional amenities required depends on the total unit count: **1-125 units = 2 amenities, 126+ units = 4 amenities**

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Computer Room		
2) Equipped Playground		

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

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

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

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

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

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

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

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

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

Pass?		
A.	Pre-Application Waiver	<<Select>>
B.	August 31, 2017	
	Newbanks	
		Yes
C.	Imery Ratings	Yes
D.		Yes
1)		Yes
2)		Yes
3)		Yes
4)		Yes
E.		Agree

Threshold Justification per Applicant

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

Pass?		
A.	Agree	
B.	Agree	

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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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?
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- 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?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	7	7	5%
1) b. Roll-In Showers	7	3	40%
2) Sight / Hearing Impaired	3	3	2%

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Steve Wade**

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

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Applicant Response	DCA USE
--------------------	---------

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

Is there a Waiver Approval Letter From DCA included in this application for this criterion?
Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

Pass?	
Yes	

A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this project?
Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, construction or rehabilitation of community buildings and common area amenities are not included in these amounts.

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

B.	1)	Yes	
----	----	-----	--

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

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

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

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

1)
2)

C.	1)	No	
2)	No		

Threshold Justification per Applicant

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

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

F. DCA Final Determination

E.
F.

Threshold Justification per Applicant

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

Pass?		
A.	Yes	
B.	No	
C.	Yes	

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

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

Threshold Justification per Applicant

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

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

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

Threshold Justification per Applicant

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

- A. Credit Eligibility for Acquisition 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?	
<input type="text" value="Yes"/>	<input type="text"/>
<input type="text" value="No"/>	<input type="text"/>
<input type="text" value="No"/>	<input type="text"/>
<input type="text" value="No"/>	<input type="text"/>

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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24 RELOCATION AND DISPLACEMENT OF TENANTS

A. Does the Applicant anticipate displacing or relocating any tenants?

B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?

If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).

2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?

3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?

C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?

D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

1) Number of Over Income Tenants

4) Number of Down units

0	

2) Number of Rent Burdened Tenants

5) Number of Displaced Tenants

3) Number of Vacancies

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

1) Individual interviews

Yes	
Yes	

3) Written Notifications

Yes	
-----	--

2) Meetings

4) Other - describe in box provided:

--

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

Threshold Justification per Applicant

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

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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

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

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

1. APPLICATION COMPLETENESS

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

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

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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

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

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

Total Residential Units: **127**

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

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%

2	A.	0	0
1	1.	0	0
2	2.	0	0
3	B.	0	0
2	1.	0	0
1	2.	0	0

B. Deeper Targeting through New PBRA Contracts

Nbr of PBRA Residential Units:

- 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.

--	--

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)

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..

12	A.		
1	B.		
various	C.		

Scoring Justification per Applicant

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.

0	0
Applicant Agrees?	DCA Agrees?

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

1. Site is **owned** by local transit agency & is strategically targeted by agency to create housing with **on site or adjacent** access to public transportation
- OR** 2. Site is **within one (1) mile*** of a transit hub
3. Applicant in A1 or A2 above serves Family tenancy.

B. Access to Public Transportation

Choose only one option in B.

1. Site is **within 1/4 mile*** of an established public transportation stop
- OR** 2. Site is **within 1/2 mile*** of an established public transportation stop
- OR** 3. Site is **within one (1) mile*** of an established public transportation stop

Rural Pool

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

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

Scoring Justification per Applicant

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

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

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		
	Yes/No	Yes/No
C.		

- Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:
- Source of opinion ltr stating that property appears to meet requiremts for issuance of EPD No Further Action or Limitation of Liability ltr
- Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

<Select a Sust Devlpmnt Certification>

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:

A. Sustainable Communities Certification

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

1. EarthCraft Communities

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

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

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

3		0	0
X			
2	A.	Yes/No	Yes/No

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

Commitments for Building Certification:

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

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

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

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

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

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

Scoring Justification per Applicant

DCA's Comments:

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

A Census Tract Demographics 3

& Competitive Pool chosen: **N/A - 4% Bond** Yes/No Yes/No

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

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

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

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 2

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

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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Score Value	Self Score	DCA Score
92	20	20
10		

TOTALS:

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

2 **A.**

--	--

i.) Plan details specific work efforts directly affecting project site?		i.) <table border="1"><tr><td>Enter page nbr(s) here</td><td></td></tr></table>	Enter page nbr(s) here		i.) <table border="1"><tr><td></td><td></td></tr></table>		
Enter page nbr(s) here							
ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt? Date Plan originally adopted by Local Govt: Time (#yrs, #mths) from Plan Adoption to Application Submission Date: Date(s) Plan reauthorized/renewed by <i>Local Government</i> , if applicable:		ii.) <table border="1"><tr><td></td><td></td></tr></table>			ii.) <table border="1"><tr><td></td><td></td></tr></table>		

iii.) Public input and engagement <u>during the planning stages</u> :					
a) Date(s) of Public Notice to surrounding community: Publication Name(s)	a)	<table border="1"><tr><td></td><td></td></tr></table>			
b) Type of event: Date(s) of event(s):	b)	<<Select Event 1 type>> <<Select Event 2 type>>			
c) Letters of Support from local non-government entities. Type: Entity Name:	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.	1	1.	<table border="1"><tr><td></td><td></td></tr></table>		
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.	1	2.	<table border="1"><tr><td></td><td></td></tr></table>		

Project is in a QCT? **Yes** Census Tract Number: **13097080301** Eligible Basis Adjustment: **DDA/QCT**

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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.

[Empty comment box]					
---------------------	--	--	--	--	--

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

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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

4

2.

a) *Public and Private Engagement*

Tenancy:

Family

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

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

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

ii. Transformation Partner 2	<Select Transformation Prtnr type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name			Date(s) of publication of meeting notice	
Website			Publication(s)	
Contact Name	Direct Line		Social Media	
Email			Mtg Locatn	
Role			Which Partners were present at Public Mtg 2 between Partners?	

b) *Citizen Outreach* Choose either "I" or "ii" below for (b).

i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i.	Yes/No	Yes/No
or	Nbr of Respondents			
ii. Public Meetings		ii.		

Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			

c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:

i. Local Population Challenge 1	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
ii. Local Population Challenge 2	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iii. Local Population Challenge 3	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
iv. Local Population Challenge 4	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	
Solution and Who Implements	
v. Local Population Challenge 5	
Goal for increasing residents' access	
Solution and Who Implements	
Goal for catalyzing neighborhood's access	

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4

0	0
----------	----------

Competitive Pool chosen:

N/A - 4% Bond

A. Phased Developments

Phased Development?

No

N/A

3

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

0	0
----------	----------

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

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

3

1.		
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

0	0
----------	----------

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

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

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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TOTALS:

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

10. MARKET CHARACTERISTICS

For DCA determination:

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

A.		
B.		
C.		
D.		

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	0	0
A.		
B.		

12. EXCEPTIONAL NON-PROFIT

N/A

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	Yes/No	Yes/No

13. RURAL PRIORITY

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

Urban or Rural: **Urban**

--	--	--

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

Unit Total	128
------------	------------

MGP	Douglasville Leased Housing Associ:	0.0100%	Paul Sween	NPSponsr	N/A	0.0000%	0
OGP1	Douglasville Leased Housing Associ:	0.0100%	Paul Sween	Developer	Douglasville Leased Housing Develop	0.0000%	Paul Sween
OGP2	US Bank SLP, LLC	0.0100%	Kyle Kochtanek	Co-Developer 1	N/A	0.0000%	0
OwnCons	N/A	0.0000%	0	Co-Developer 2	N/A	0.0000%	0
Fed LP	US Bank Entity (Investor LP)	98.9700%	Kyle Kochtanek	Developmt Consult	N/A	0.0000%	0
State LP	US Bank, LLC	1.0000%	Kyle Kochtanek				

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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Score Value	Self Score	DCA Score
TOTALS:	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:

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

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

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

B. Designated Military Zones

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

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

City: **Douglasville** County: **Douglas** QCT? **Yes** Census Tract #: **13097080301**

Scoring Justification per Applicant

DCA's Comments:

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:

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

Unmet criterion results in no points!

a)	
b)	
c)	
d)	
e)	
f)	

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

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

Amount

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

Amount

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

20,705,407
0.0000%

0.0000%

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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Score Value	Self Score	DCA Score
-------------	------------	-----------

TOTALS: 92 20 20

3

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.
Total:			0

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

13
127
13
0

Check 1BR LI count!

3	0	0
2	0	0

1.		
2.		
3.		
4.		

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%

3	0	0
1.		

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

Historic Credit Equity:

0

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

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:
Total Units
% of Total

0
128
0.00%

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
128
0.00%

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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TOTALS:	Score Value	Self Score	DCA Score
	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:

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

A. Preventive Health Screening/Wellness Program for Residents

3

0	0

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

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

Occurrence

Cost to Resident

a)			
b)			
c)			
d)			

B. Healthy Eating Initiative

2

0	0

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

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

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

Description of Monthly Healthy Eating Programs

Description of Related Event

a)		
b)		
c)		
d)		

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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

C. Healthy Activity Initiative

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

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

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

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

a)		
b)		
c)		
d)		
e)		

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

f)		
g)		

Length of Trail miles

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

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

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

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 - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas 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%

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

TOTALS:

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

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

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

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

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

	Per Applicant	Per DCA
	0.00%	0.00%

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

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10	10
10	10

Base Score

Deductions

Additions

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE

92	20	20
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-0 Mill Creek Place Apartments, Douglasville, Douglas County

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**Score
Value**

Self Score	DCA Score
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TOTALS:

92

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

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

Mill Creek Place Apartments

Douglasville, Douglas 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

Mill Creek Place Apartments
Douglasville, Douglas County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Mill Creek Place Apartments

Douglasville, Douglas County

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Scoring Section 16 - Innovative Project Concept Narrative

Mill Creek Place Apartments

Douglasville, Douglas County

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