

Project Narrative
Rock Springs Apartments
Winder, Barrow County

Rock Springs Apartments is an existing 48 unit, Family tenancy apartment community located in Winder, Barrow County, GA. Applicant is seeking an allocation of 2017 4% non-competitive Low Income Housing Tax Credits for the acquisition/rehabilitation of this property.

This application is a part of a portfolio of 16 affordable rural housing properties located in 13 communities throughout the state of Georgia. The portfolio, totaling 537 units, consist of properties constructed in the 1980s and 1990s using the USDA 515 loan program and Section 42 LIHTCs.

The proposed scope of work will be in accordance with the 2017 QAP requirements. The interiors will be repaired and modernized with flooring, appliances, HVAC, hot water heaters, kitchen counters and cabinets, bathroom fixtures and paint. New smoke detectors, light fixtures and GFI outlets will be included in the electrical improvements. Exterior improvements will include doors, windows, siding and roofing when needed. All accessibility and Section 504 issues will be resolved. The dwelling rehab costs shall exceed \$25,000 per unit as required by DCA with the average total hard costs of approximately \$29,800 per unit.

Construction and permanent financing includes a new USDA 538 loan (if supportable), subordination and re-amortization of the original USDA 515 loan (with payments to be deferred for 20 years), short term tax exempt bonds and equity proceeds from the sale of the 4% federal and state LIHTCs. The transactions have been underwritten to USDA-RD agency standards and rents used for pro forma purposes are those approved by USDA-RD.

During renovations, none of the tenants are expected to be displaced or temporarily relocated. The majority of the interior improvements will be completed in one day per apartment unit. The property currently has 0, USDA-RD Section 521 Rental Assistance and will continue to receive this rent subsidy after the acquisition/rehab.

The project development team for Rock Springs Apartments consists of David A. Brown, Houston Brown, and Melanie Ferrell. David A. Brown has over 40 years' experience in rehab and new construction of apartments and meets DCA experience and capacity requirements.

Project Narrative
Rock Springs Apartments
Winder, Barrow County

PART ONE - PROJECT INFORMATION - 2017-0 Rock Springs Apartments, Winder, Barrow County

Please note:

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

DCA Use ONLY - Project Nbr:
2017-0

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	150,148	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	Pre-Application Number (if applicable) - use format 2017PA-###		2017PA-539	
			Have any changes occurred in the project since pre-application?		No	

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

Project Name previously used: DCA Project Nbr previously assigned:

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Melanie Ferrell			Title	Member
Address	3548 North Crossing Circle			Direct Line	
City	Valdosta			Fax	(229) 245-1173
State	GA	Zip+4	31602-6408	Cellular	(229) 561-0898
Office Phone	(229) 244-0644	Ext.	214	E-mail	mferrell@invmt.com

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

IV. PROJECT LOCATION

Project Name	Rock Springs Apartments			Phased Project?	No
Site Street Address (if known)	187 South Broad Street			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *				Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 33.986663	Longitude: -83.733037	9-digit Zip**	Nbr of Sites	1
City	Winder		30680-8107	Acreage	5.0100
Site is predominantly located:	Within City Limits	County	Barrow	Census Tract Number	1802.5
In USDA Rural Area?	Yes	In DCA Rural County?	No	Overall: Rural	
				QCT?	Yes
				HUD SA:	MSA
					Atlanta-Sandy Springs-Ma

* If street number unknown

Congressional	State Senate	State House	** Must be verified by applicant using following websites: Zip Codes http://zip4.usps.com/zip4/welcome.jsp Legislative Districts: http://votesmart.org/
10	47	116	

If on boundary, other district:

Political Jurisdiction	City of Winder			Website	http://cityofwinder.com/
Name of Chief Elected Official	David Maynard	Title	Mayor	City	Winder
Address	25 East Midland Avenue			Email	david.waynard@cityofwinder.com
Zip+4	30680-8107	Phone	(770) 867-6106		

V. PROJECT DESCRIPTION

A. Type of Construction:					
New Construction	0	Adaptive Reuse:	0	Non-historic	0
Substantial Rehabilitation	0	Historic Rehab	0	Historic	0
Acquisition/Rehabilitation	48	For Acquisition/Rehabilitation, date of original construction:	1989		

PART ONE - PROJECT INFORMATION - 2017-0 Rock Springs Apartments, Winder, Barrow County

B. Mixed Use No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	48	0
Number of 50% Units	0	0
Number of 60% Units	48	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	48	
Common Space Units	0	
Total Units	48	

E. Buildings

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

F. Total Residential Parking Spaces 82

D. Unit Area

Total Low Income Residential Unit Square Footage	40,240
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	40,240
Total Common Space Unit Square Footage	0
Total Square Footage from Units	40,240
Total Common Area Square Footage from Nonresidential areas	2,921
Total Square Footage	43,161

VI. TENANCY CHARACTERISTICS

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

B. Mobility Impaired

Nbr of Units Equipped:	3
Roll-In Showers	2

C. Sight / Hearing Impaired Nbr of Units Equipped: 1

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

If Other, specify:

If combining Other with		Family	Elderly
Family or Sr, show # Units:		HFOP	Other
% of Total Units		6.3%	Required: 5%
% of Units for the Mobility-Impaired		66.7%	Required: 40%
% of Total Units		2.1%	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:	Valdosta Housing Authority				Inducement Date:	March 21, 2016	
Office Street Address	610 E Ann Street				Applicable QAP:		
City	Valdosta	State	GA	Zip+4	31601-4090	T-E Bond \$ Allocated:	2,175,735
Contact Name	Mark Stalvey	Title	Executive Director		E-mail	mstalvey@valdostapha.org	
10-Digit Office Phone	(229) 242-4130	Direct line		Website			

PART ONE - PROJECT INFORMATION - 2017-0 Rock Springs Apartments, Winder, Barrow County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

XII. PRESERVATION

A. Subsequent Allocation

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

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

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-0 Rock Springs Apartments, Winder, Barrow 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				Contact	
Street Address				Direct line	
City		Zip+4		Cellular	
Area Code / Phone		Email			

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied?	Yes	If Yes ----->:	Total <i>Existing</i> Units	48
			Number Occupied	44
			% Existing Occupied	91.67%

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):	Debt Coverage Ratio Yes
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	No
Operating Expense?	No	If Yes, new Limit is ----->:	
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	

F. Projected Place-In-Service Date

Acquisition	March 15, 2018
Rehab	December 31, 2018
New Construction	

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Rock Springs Apartments, Winder, Barrow County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Rock Springs Winder, LLC				Name of Principal		David Brown
3548 North Crossing Circle				Title of Principal		Manager
Valdosta		Fed Tax ID: 47-3472000		Direct line		
GA	Zip+4	31602-6408	Org Type:	For Profit	Cellular	
(229) 244-0644	212	E-mail		dbrown@invmgt.com		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

BFB General Partners, LLC				Name of Principal		David Brown
3548 North Crossing Circle				Title of Principal		Manager
Valdosta		Website		www.invmgt.com		Direct line
GA	Zip+4	31602-6408			Cellular	
(229) 244-0644	212	E-mail		dbrown@invmgt.com		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

to be named Churchill Stateside Group, LLC entity				Name of Principal		Keith Gloeckl
601 W. Cleveland Street, Suite 850				Title of Principal		CEO
Clearwater		Website		www.csgfirst.com		Direct line
FL	Zip+4	33755-4186			Cellular	
(727) 461-2200		E-mail		kgloeckl@csgfirst.com		

b. State Limited Partner

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

to be named Churchill Stateside Group, LLC entity				Name of Principal		Keith Gloeckl
601 W. Cleveland Street, Suite 850				Title of Principal		CEO
Clearwater		Website		www.csgfirst.com		Direct line
FL	Zip+4	33755-4186			Cellular	
(727) 461-2200		E-mail		kgloeckl@csgfirst.com		

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Rock Springs Apartments, Winder, Barrow County

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II. DEVELOPER(S)

A. DEVELOPER

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

DHM Developer, Inc.				Name of Principal	David Brown
3548 North Crossing Circle				Title of Principal	President
Valdosta		Website	www.invmgt.com	Direct line	
GA		Zip+4	31602-6408	Cellular	(229) 292-1316
(229) 244-0644	212	E-mail	dbrown@invmgt.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

McLain & Brown Construction Co., Inc.				Name of Principal	Houston Brown
3548 North Crossing Circle				Title of Principal	VP
Valdosta		Website	www.invmgt.com	Direct line	
GA		Zip+4	31602-6408	Cellular	
(229) 244-0644	213	E-mail	hbrown@invmgt.com		

C. MANAGEMENT COMPANY

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

Investors Management Company				Name of Principal	Becky Watson
3548 North Crossing Circle				Title of Principal	CFO
Valdosta		Website	www.invmgt.com	Direct line	
GA		Zip+4	31602-6408	Cellular	
(229) 244-0644	223	E-mail	bwatson@invmgt.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Rock Springs Apartments, Winder, Barrow County

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D. ATTORNEY	Coleman Talley, LLP			Name of Principal	Gregory Clark
Office Street Address	910 North Patterson Street			Title of Principal	
City	Valdosta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	31601-4531	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 671-8260	E-mail	greg.clark@colemantalley.com		

E. ACCOUNTANT	Habif Arogeti & Wynne, PC			Name of Principal	Frank Gudger
Office Street Address	Five Concourse Parkway, Suite 1000			Title of Principal	Partner
City	Atlanta	Website	www.hawcpa.com	Direct line	(404) 898-8244
State	GA	Zip+4	30328-6132	Cellular	
10-Digit Office Phone / Ext.	(404) 892-9651	E-mail	frank.gudger@hawcpa.com		

F. ARCHITECT	Studio 8 Design Architects			Name of Principal	Robert Byington Jr
Office Street Address	2722 North Oak Street			Title of Principal	Managing Partner
City	Valdosta	Website	http:www.s8darchitects.com	Direct line	(229) 244-1188
State	GA	Zip+4	31602-1770	Cellular	
10-Digit Office Phone / Ext.	(229) 244-1188	E-mail	rbyington@s8darchitects.com		

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

A. LAND SELLER (If applicable)	Winder Apartments, Ltd, LP	Principal	David A. Brown	10-Digit Phone / Ext.	229-247-9956 x212
Office Street Address	3548 N Crossing Circle			City	Valdosta
State	GA	Zip+4	31602-6408	E-mail	dbrown@invmtg.com

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	The Developer Shareholders are also Shareholders and/or officers of the Contractor.
2. Buyer and Seller of Land/Property?	Yes	David A. Brown is a member of the general partner entity for both the Buyer and Seller.
3. Owner and Contractor?	Yes	The members of the General Partner Entity are Stockholders and/or officers of the Contractor
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	The members of the General Partner Entity are Stockholders and/or officers of the Property Management Company.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Rock Springs Apartments, Winder, Barrow 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.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	BFB General Partners, LLC	No	No	For Profit	0.0090%	Yes GP, Developer, Contractor and Management Agent have related members/officers: David A. Brown, Houston Brown, and Melanie Ferrell
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	to be named CSG entity	No	No	For Profit	98.9910%	No
State Ltd Partner	to be named CSG entity	No	No	For Profit	1.0000%	No
NonProfit Sponsor						
Developer	DHM Developer, Inc.	No	No	For Profit	0.0000%	Yes GP, Developer, Contractor and Management Agent have related members/officers: David A. Brown, Houston Brown, and Melanie Ferrell
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	McLain & Brown Construction Co., Inc.	No	No	For Profit	0.0000%	Yes GP, Developer, Contractor and Management Agent have related members/officers: David A. Brown, Houston Brown, Melanie Ferrell
Management Company	Investors Management Company	No	No	For Profit	0.0000%	Yes GP, Developer, Contractor and Management Agent have related members/officers: David A. Brown, Houston Brown, Melanie Ferrell
Total					100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

A to-be-named CSG Special Limited Partner shall own 0.001% of the 98.991% Federal Limited Partner interest.	
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PART THREE - SOURCES OF FUNDS - 2017-0 Rock Springs Apartments, Winder, Barrow 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	Yes	USDA 515
Yes	Tax Exempt Bonds: \$	2,175,735	No	Replacement Housing Funds	Yes	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 \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Churchill Mortgage Investment LLC	556,000	4.900%	24
Mortgage B	USDA-RD (assumed 515 loan)	1,258,237	3.250%	360
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees		424,491		
Federal Housing Credit Equity	to be named CSG entity	1,058,719		
State Housing Credit Equity	to be named CSG entity	778,253		
Other Type (specify)	Other Deferred Uses during rehab period	281,771		
Other Type (specify)	Borrower Equity	55,000		
Other Type (specify)				
Total Construction Financing:		4,412,471		
Total Construction Period Costs from Development Budget:		3,447,148		
Surplus / (Shortage) of Construction funds to Construction costs:		965,323		

PART THREE - SOURCES OF FUNDS - 2017-0 Rock Springs Apartments, Winder, Barrow 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)	Churchill Mortgage Investment LLC	556,000	4.900%	38	40	31,732	Amortizing
Mortgage B (Lien Position 2)	USDA-RD	1,258,237	3.250%	30	50		
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	4.82% DHM Developer	26,834					

Total Cash Flow for Years 1 - 15: 87,974
 DDF Percent of Cash Flow (Yrs 1-15) 30.502% 30.502%
 Cash flow covers DDF P&I? Yes

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	to be named CSG entity	1,459,300					
State Housing Credit Equity	to be named CSG entity	1,066,100					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: Borrower Equity		55,000					
Other:							
Other:							
Total Permanent Financing:		4,421,471					
Total Development Costs from Development Budget:		4,412,471					
Surplus/(Shortage) of Permanent funds to development costs:		9,000					

*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

The construction/advance loan provided by Churchill Mortgage Investment LLC shall be guaranteed on a draw by draw basis via the USDA-RD 538 program. An interest only period shall be in effect for 24 months followed by amortizing payments based on 40 year amortization factor over a 38 year term.

The debt service on the assumed USDA-RD 515 loan has been deferred for a period of 20 years. The loan will be restructured so that the UPB at time of closing will be the new principal balance and the term will be set for 30 years with 50 year amortization. At the end of the 20-year deferral period, the entire principal and accrued interest is due and payable. However, it is anticipated that USDA-RD will extend the loan for the remainder of the 515 loan period if the loan is still outstanding at that time.

PART FOUR - USES OF FUNDS - 2017-0 Rock Springs Apartments, Winder, Barrow County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	5,100			5,100	
Market Study	4,400			4,400	
Environmental Report(s)	21,008			21,008	
Soil Borings					
Boundary and Topographical Survey	5,000			5,000	
Zoning/Site Plan Fees					
Other: Capital Needs Assessment	5,400			5,400	
Other:					
Other:					
<i>Subtotal</i>	40,908	-	-	40,908	-
ACQUISITION					
Land	48,000				48,000
Site Demolition					
Acquisition Legal Fees (if existing structures)					
Existing Structures	1,397,437		1,229,343		168,094
<i>Subtotal</i>	1,445,437		1,229,343		216,094
LAND IMPROVEMENTS					
Site Construction (On-site) Per acre: 8,446	42,316			42,316	
Site Construction (Off-site)					
<i>Subtotal</i>	42,316	-	-	42,316	-
STRUCTURES					
Residential Structures - New Construction					
Residential Structures - Rehab	1,386,510			1,386,510	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab	134,638			134,638	
<i>Subtotal</i>	1,521,148	-	-	1,521,148	-
CONTRACTOR SERVICES					
Builder Profit:	DCA Limit 14.000% 6.000% 93,808	14.000%	Proposed Builder Profit exceeds DCA Maximum!!!	6.000%	93,808
Builder Overhead	2.000% 31,269	2.000%		2.000%	31,269
General Requirements*	6.000% 93,808	6.000%		6.000%	93,808
*See QAP: General Requirements policy	14.000% 218,885				
<i>Subtotal</i>	218,885	-	-	218,885	-
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					
Other:					

Total Construction Hard Costs
1,782,349.00

Average TCHC: 37,132.27 per Res'l unit
44.29 per Res'l unit SF

37,132.27 per unit
44.29 per unit sq ft

41.30 per total sq ft

CONSTRUCTION CONTINGENCY
Construction Contingency

7.00% 124,764

CONSTRUCTION CONTINGENCY
124,764

PART FOUR - USES OF FUNDS - 2017-0 Rock Springs Apartments, Winder, Barrow 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					
Bridge Loan Interest					
Construction Loan Fee					
Construction Loan Interest	13,813			6,946	6,867
Construction Legal Fees					
Construction Period Inspection Fees	6,000			6,000	
Construction Period Real Estate Tax					
Construction Insurance					
Title and Recording Fees	2,500			2,500	
Payment and Performance bonds	15,635			15,635	
Other: Bond Interest Carry during Rehab Period	10,900			8,175	2,725
Other: USDA-RD guarantee fee during rehab period	2,780			2,780	
<i>Subtotal</i>	51,628	-	-	42,036	9,592
PROFESSIONAL SERVICES					
Architectural Fee - Design	22,100			22,100	
Architectural Fee - Supervision	2,500			2,500	
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)					
Accessibility Inspections and Plan Review	6,000			6,000	
Construction Materials Testing					
Engineering					
Real Estate Attorney	20,000			20,000	
Accounting	13,000			13,000	
As-Built Survey	5,000			5,000	
Other:					
<i>Subtotal</i>	68,600	-	-	68,600	-
LOCAL GOVERNMENT FEES <i>Avg per unit: 190</i>					
Building Permits	9,120			9,120	
Impact Fees					
Water Tap Fees <i>waived?</i>					
Sewer Tap Fees <i>waived?</i>					
<i>Subtotal</i>	9,120	-	-	9,120	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	30,004				30,004
Permanent Loan Legal Fees	15,000				15,000
Title and Recording Fees	2,500				2,500
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount	41,892				41,892
Other:					
<i>Subtotal</i>	89,396				89,396

PART FOUR - USES OF FUNDS - 2017-0 Rock Springs Apartments, Winder, Barrow 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)						5,000
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,000				1,594
DCA Waiver and Pre-approval Fees		1,594				12,012
LIHTC Allocation Processing Fee	12,012	12,012				38,400
LIHTC Compliance Monitoring Fee	38,400	38,400				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						3,000
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other:						
Other:						
	<i>Subtotal</i>	60,006				60,006
EQUITY COSTS			EQUITY COSTS			
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						15,000
Other: Due Diligence Fee		15,000				15,000
	<i>Subtotal</i>	15,000				15,000
DEVELOPER'S FEE			DEVELOPER'S FEE			
Developer's Overhead	0.000%					
Consultant's Fee	4.488%	25,000			25,000	
Guarantor Fees	0.000%					
Developer's Profit	95.512%	532,043		209,616	322,427	
	<i>Subtotal</i>	557,043	-	209,616	347,427	-
START-UP AND RESERVES			START-UP AND RESERVES			
Marketing		2,500				2,500
Rent-Up Reserves	42,426					
Operating Deficit Reserve:	102,108	112,000				112,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 200	9,600			9,600	
Other:						
	<i>Subtotal</i>	124,100	-	-	9,600	114,500
OTHER COSTS			OTHER COSTS			
Relocation		44,120			44,120	
Other:						
	<i>Subtotal</i>	44,120	-	-	44,120	-
TOTAL DEVELOPMENT COST (TDC)		4,412,471	-	1,438,959	2,468,924	504,588
<i>Average TDC Per:</i>	<i>Unit:</i>	91,926.48	<i>Square Foot:</i>	102.23		

PART FOUR - USES OF FUNDS - 2017-0 Rock Springs Apartments, Winder, Barrow County

II. TAX CREDIT CALCULATION - BASIS METHOD

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Subtractions From Eligible Basis			
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	0	1,438,959	2,468,924
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	1,438,959	2,468,924
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>			130.00%
Adjusted Eligible Basis	0	1,438,959	3,209,601
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	1,438,959	3,209,601
Multiply Qualified Basis by Applicable Credit Percentage		3.23%	3.23%
Maximum Tax Credit Amount	0	46,478	103,670
Total Basis Method Tax Credit Calculation		150,148	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

9,427,872	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig
4,412,471				
1,869,237				
2,543,234				

/ 10			
254,323	Federal	+	State
1.6760	0.9660		0.7100
151,744			

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

150,148

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

150,148

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

150,148

PART FOUR - USES OF FUNDS - 2017-0 Rock Springs Apartments, Winder, Barrow County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The ineligible portion of the acquisition cost is included to account for cash accounts transferred to the new Owner.

Construction hard cost estimated by McLain & Brown Construction based on previous experience with similar projects. The source of the construction hard costs is from the AIA contract between the Applicant and the General Contractor. There is an Identity of Interest between the two entities.

The Cost of Issuance/Underwriter's Discount includes the following costs: Bond Counsel (\$11,250); Underwriter Counsel (\$6,250); Underwriter Fee (\$14,142); Issuer Fee (\$3,125); Issuer Counsel (\$1,563); Trustee Fee (\$469); Trustee Counsel (\$313); Verification Agent (\$94); Rating Agency (\$313); Bond TEFRA/Advisor Fee (\$1,250); and other miscellaneous bond costs (\$3,125). There is only one bond issuance on the 16-property portfolio; therefore, the costs above are allocated evenly among all properties.

The Final Federal and State Equity Factors are atypical since the equity contribution is part of a larger portfolio fund investment, and credits are allocated according to the needs of each transaction in the portfolio.

There is no Rent-Up Reserve since this is an in-place rehab with minimal tenant disruption, tenants will continue to pay rent, and all tenants are expected to be income-qualified to remain as tenants.

PART FOUR (b) - OTHER COSTS - 2017-0 - Rock Springs Apartments - Winder - Barrow, 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

Capital Needs Assessment

USDA-RD requires both a pre- and post-rehab Capital Needs Assessment Report as part of the 515 transfer and 538 application approval process. The post-rehab CNA report, as reviewed, revised and approved by USDA-RD, ensures adequate coverage of capital needs over a 20-year period which exceeds DCA's requirement of 15 years.

The CNA reports are required for determining the rehab scope of work and by DCA for an award of tax credits; therefore, the cost is deemed eligible.

Total Cost Total Basis

0

Total Cost Total Basis

0

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

0

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

Bond Interest Carry during Rehab Period

Proceeds from the issuance/sale of tax exempt bonds shall be used to fund "good costs" associated with the acquisition and rehabilitation of the subject property. The entire amount of the bond proceeds are placed in an account held by Trustee and interest is owed until the bonds are deemed after Placed in Service. The amount included here is the estimated interest carry during the rehab period on the bond proceeds.

Only the portion of bond interest incurred during the rehab period (up to date of completion) is considered eligible.

Total Cost Total Basis

USDA-RD guarantee fee during rehab period

RD requires payment of their guarantee fee on the advanced 538 funds during rehab period be built into the development budget and paid from third party sources of funds. The amount is based on 50bps x the funded amount of 538 guaranteed loan proceeds as of December in the loan funding cycle.

This is deemed an eligible cost since the cost is based on the guaranteed advanced funds used for rehab.

Total Cost Total Basis

PROFESSIONAL SERVICES

0

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

0

Total Cost

[Empty description box]

DCA-RELATED COSTS

0

Total Cost

[Empty description box]

0

Total Cost

[Empty description box]

EQUITY COSTS

Due Diligence Fee

Total Cost

The equity syndicator charges the partnership a due diligence fee of \$15,000 for costs associated with reviewing and approving the investment.

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

0

Total Cost - Total Basis -

OTHER COSTS

0

Total Cost - Total Basis -

PART FIVE - UTILITY ALLOWANCES - 2017-0 Rock Springs Apartments, Winder, Barrow 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

USDA-RD Approved Allowances		
December 14, 2017	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	Electric	X						
Cooking	Electric	X						
Hot Water	Electric	X						
Air Conditioning	Electric	X			72	86		
Range/Microwave	Electric	X						
Refrigerator	Electric	X						
Other Electric	Electric	X						
Water & Sewer	Submetered*? <input type="checkbox"/> No		X					
Refuse Collection			X					
Total Utility Allowance by Unit Size				0	72	86	0	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

The USDA-RD UA is used since the property is partially financed via the 515 loan program. The monthly utility allowance prepared by USDA-RD does not differentiate between the uses of electricity (i.e. heat, a/c, cooking, hot water and lights). As such, the entire electricity allowance is included under air conditioning since this is

DCA COMMENTS

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Rock Springs Apartments, Winder, Barrow County

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

HOME projects - Fixed or Floating units:				Utility	PBRA	MSA/NonMSA:		AMI	Certified				
Are 100% of units HUD PBRA?		No	Max	Pro-posed	Allowance	Provider or	Atlanta-Sandy Springs-Mari	67,500	Historic/				
Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Gross Rent	Operating Subsidy ***	Monthly Net Rent	Employee Unit	Building Design Type	Type of Activity	Historic? (See QAP)		
					(UA Sched 1 UA, so over-write if UA Sched 2 used)	(See note below)	Per Unit	Total					
60% AMI	1	1.0	16	655	784	501	72	429	6,864	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.5	32	930	942	534	86	448	14,336	No	Townhome	Acquisition/Rehab	No
<<Select>>							0	0	0				
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			TOTAL	48	40,240			MONTHLY TOTAL		21,200			
								ANNUAL TOTAL		254,400			

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

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 Activity
 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	16	32	0	0	48	(Includes inc-restr mgr units)
0	0	0	0	0	0	
0	16	32	0	0	48	
0	0	0	0	0	0	
0	16	32	0	0	48	(no rent charged)
0	0	0	0	0	0	
0	16	32	0	0	48	
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	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	16	32	0	0	48	
0	0	0	0	0	0	
0	16	32	0	0	48	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
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0	16	0	0	0	16	
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0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	32	0	0	32	
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	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	16	32	0	0	0	48
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

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	10,480	29,760	0	0	40,240
0	0	0	0	0	0
0	10,480	29,760	0	0	40,240
0	0	0	0	0	0
0	10,480	29,760	0	0	40,240
0	0	0	0	0	0
0	10,480	29,760	0	0	40,240

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

2,450

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

0.96%

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	20,196
Maintenance Salaries & Benefits	15,000
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	35,196

On-Site Office Costs

Office Supplies & Postage	2,600
Telephone	2,159
Travel	1,250
Leased Furniture / Equipment	1,300
Activities Supplies / Overhead Cost	
Misc Admin	500
Subtotal	7,809

Maintenance Expenses

Contracted Repairs	
General Repairs	
Grounds Maintenance	12,704
Extermination	3,000
Maintenance Supplies	12,000
Elevator Maintenance	
Redecorating	750
Other (describe here)	175
Subtotal	28,629

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	600
Accounting	4,000
Advertising	500
Other (describe here)	
Subtotal	5,100

Utilities (Avg\$/mth/unit)

Electricity	8	4,639
Natural Gas	0	
Water&Swr	45	26,187
Trash Collection		11,100
Other Utilities		1,200
Subtotal		43,126

Taxes and Insurance

Real Estate Taxes (Gross)*	9,852
Insurance**	10,113
Misc Fees/Assessments	100
Subtotal	20,065

Management Fee:

	29,779
667.09 Average per unit per year	
55.59 Average per unit per month	
(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)	

TOTAL OPERATING EXPENSES **169,704**

Average per unit 3,535.50
Total OE Required

WARNING!
OE below
required
minimum.

Replacement Reserve (RR) **18,480**

Proposed average RR/unit amount:	385
----------------------------------	------------

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	48 units x \$350 =	16,800
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	48	16,800

TOTAL ANNUAL EXPENSES **188,184**

V. APPLICANT COMMENTS AND CLARIFICATIONS

The rents used in the application are the rents approved by USDA-RD in their review of the transfer & assumption of the existing 515 debt. None of the units have Section 521 Rental Assistance.

Real Estate Taxes - based on current assessment and millage rate inflated by 10%

Insurance - based on prior year premium inflated by 5%.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Rock Springs Apartments, Winder, Barrow 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.47%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	29,779
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	254,400	259,488	264,678	269,971	275,371	280,878	286,496	292,226	298,070	304,032
Ancillary Income	2,450	2,499	2,549	2,600	2,652	2,705	2,759	2,814	2,871	2,928
Vacancy	(17,980)	(18,339)	(18,706)	(19,080)	(19,462)	(19,851)	(20,248)	(20,653)	(21,066)	(21,487)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(139,925)	(144,123)	(148,446)	(152,900)	(157,487)	(162,211)	(167,078)	(172,090)	(177,253)	(182,570)
Property Mgmt	(29,779)	(30,672)	(31,593)	(32,540)	(33,517)	(34,522)	(35,558)	(36,624)	(37,723)	(38,855)
Reserves	(18,480)	(19,034)	(19,605)	(20,194)	(20,799)	(21,423)	(22,066)	(22,728)	(23,410)	(24,112)
NOI	50,687	49,819	48,876	47,858	46,758	45,576	44,305	42,945	41,489	39,935
Mortgage A	(34,512)	(34,474)	(34,436)	(34,395)	(34,353)	(34,308)	(34,262)	(34,213)	(34,163)	(34,110)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	14,175	13,344	12,440	11,463	10,405	9,267	8,043	6,731	5,326	3,825
DCR Mortgage A	1.47	1.45	1.42	1.39	1.36	1.33	1.29	1.26	1.21	1.17
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.47	1.45	1.42	1.39	1.36	1.33	1.29	1.26	1.21	1.17
Oper Exp Coverage Ratio	1.27	1.26	1.24	1.23	1.22	1.21	1.20	1.19	1.17	1.16
Mortgage A Balance	548,567	540,800	532,683	524,200	515,336	506,073	496,393	486,278	475,707	464,661
Mortgage B Balance	1,299,744	1,342,621	1,386,912	1,432,664	1,479,926	1,528,746	1,579,177	1,631,272	1,685,085	1,740,674
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Rock Springs Apartments, Winder, Barrow 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.47%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	29,779
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	310,112	316,314	322,641	329,094	335,675	342,389	349,237	356,221	363,346	370,613
Ancillary Income	2,987	3,046	3,107	3,169	3,233	3,297	3,363	3,431	3,499	3,569
Vacancy	(21,917)	(22,355)	(22,802)	(23,258)	(23,724)	(24,198)	(24,682)	(25,176)	(25,679)	(26,193)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(188,047)	(193,689)	(199,500)	(205,485)	(211,649)	(217,999)	(224,539)	(231,275)	(238,213)	(245,359)
Property Mgmt	(40,020)	(41,221)	(42,458)	(43,731)	(45,043)	(46,395)	(47,787)	(49,220)	(50,697)	(52,218)
Reserves	(24,836)	(25,581)	(26,348)	(27,139)	(27,953)	(28,791)	(29,655)	(30,545)	(31,461)	(32,405)
NOI	38,279	36,515	34,640	32,650	30,540	28,303	25,937	23,437	20,795	18,007
Mortgage A	(34,055)	(33,997)	(33,937)	(33,874)	(33,808)	(33,739)	(33,667)	(33,592)	(33,513)	(33,431)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	2,224	518	(1,297)	(3,223)	(5,268)	(7,436)	(9,730)	(12,155)	(14,718)	(17,424)
DCR Mortgage A	1.12	1.07	1.02	0.96	0.90	0.84	0.77	0.70	0.62	0.54
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.12	1.07	1.02	0.96	0.90	0.84	0.77	0.70	0.62	0.54
Oper Exp Coverage Ratio	1.15	1.14	1.13	1.12	1.11	1.10	1.09	1.08	1.06	1.05
Mortgage A Balance	453,118	441,055	428,449	415,276	401,510	387,125	372,093	356,383	339,967	322,812
Mortgage B Balance	1,798,096	1,857,412	1,918,686	1,981,980	2,047,363	2,114,902	2,184,670	2,256,739	2,331,185	2,408,088
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Rock Springs Apartments, Winder, Barrow 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.47%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	29,779
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	378,025	385,586	393,297	401,163	409,186	417,370	425,718	434,232	442,917	451,775
Ancillary Income	3,641	3,713	3,788	3,863	3,941	4,019	4,100	4,182	4,266	4,351
Vacancy	(26,717)	(27,251)	(27,796)	(28,352)	(28,919)	(29,497)	(30,087)	(30,689)	(31,303)	(31,929)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(252,720)	(260,302)	(268,111)	(276,154)	(284,439)	(292,972)	(301,761)	(310,814)	(320,138)	(329,742)
Property Mgmt	(53,784)	(55,398)	(57,060)	(58,771)	(60,535)	(62,351)	(64,221)	(66,148)	(68,132)	(70,176)
Reserves	(33,377)	(34,378)	(35,410)	(36,472)	(37,566)	(38,693)	(39,854)	(41,049)	(42,281)	(43,549)
NOI	15,068	11,970	8,709	5,278	1,668	(2,124)	(6,106)	(10,286)	(14,672)	(19,271)
Mortgage A	(33,346)	(33,256)	(33,162)	(33,064)	(32,962)	(32,855)	(32,744)	(32,627)	(32,505)	(32,377)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	(20,278)	(23,286)	(26,454)	(29,787)	(33,294)	(36,979)	(40,849)	(44,913)	(49,177)	(53,648)
DCR Mortgage A	0.45	0.36	0.26	0.16	0.05	(0.06)	(0.19)	(0.32)	(0.45)	(0.60)
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.45	0.36	0.26	0.16	0.05	(0.06)	(0.19)	(0.32)	(0.45)	(0.60)
Oper Exp Coverage Ratio	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.98	0.97	0.96
Mortgage A Balance	304,886	286,152	266,575	246,118	224,740	202,399	179,054	154,657	129,163	102,522
Mortgage B Balance	2,487,527	2,569,587	2,654,353	2,741,917	2,832,368	2,925,804	3,022,322	3,122,024	3,225,015	3,331,403
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Rock Springs Apartments, Winder, Barrow 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) **2,000** Yr 1 Asset Mgt Fee Percentage of EGI: -0.84%

Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 12.47%

Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	29,779
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	460,810	470,027	479,427	489,016	498,796
Ancillary Income	4,438	4,527	4,617	4,709	4,804
Vacancy	(32,567)	(33,219)	(33,883)	(34,561)	(35,252)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(339,635)	(349,824)	(360,318)	(371,128)	(382,262)
Property Mgmt	(72,281)	(74,450)	(76,683)	(78,984)	(81,353)
Reserves	(44,856)	(46,201)	(47,588)	(49,015)	(50,486)
NOI	(24,091)	(29,141)	(34,428)	(39,963)	(45,753)
Mortgage A	(32,244)	(32,105)	(31,959)	(31,807)	(31,649)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cash Flow	(58,335)	(63,246)	(68,387)	(73,770)	(79,401)
DCR Mortgage A	(0.75)	(0.91)	(1.08)	(1.26)	(1.45)
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	(0.75)	(0.91)	(1.08)	(1.26)	(1.45)
Oper Exp Coverage Ratio	0.95	0.94	0.93	0.92	0.91
Mortgage A Balance	74,682	45,589	15,186	(16,584)	(49,785)
Mortgage B Balance	3,441,301	3,554,825	3,672,093	3,793,230	3,918,363
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Rock Springs Apartments, Winder, Barrow 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)	2,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.84%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.47%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	29,779
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

Vacancy and Collection Loss - USDA-RD allows the use of a vacancy and collection loss less than 7%. A vacancy rate of 6% was utilized for the Subject and approved by USDA-RD. As a result of applying the DCA 7% vacancy and collection loss threshold, the transaction fails to meet the DCA DSCR requirement (1.25 during entire initial compliance period) based on the Applicant's pro forma projections.

As outlined in the 2017 QAP threshold guidelines, DCA may waive its minimum debt coverage ratio for USDA 515 projects that clearly demonstrate feasibility, or reduce it to match other government program funding requirements provided that confirmation from the agency of the required DCR is included in their funding commitment. USDA-RD allows a combined DSCR on all mandatory-pay debt to be 1.15 (or higher if so required by the Lender). This is well below the DCA threshold of 1.25 per the QAP. As such, the Project does not meet the minimum DSCR requirement due to the debt being underwritten by the permanent lender at a lesser threshold. A pre-app waiver request was submitted.

The project will be feasible for all years in pro forma because USDA RD adjusts rents and expenses through an annual budget approval process to increase rents to sufficiently cover any potential increase in operating expenses. This annual USDA RD mandated budget approval process will make the project financially feasible for all the pro forma years outlined.

The Mortgage A (538) Annual Debt Service (ADS) shown above includes ADS based on the terms set forth in Part III, plus the 50bps ongoing USDA guarantee fee (UPB from prior year x 0.50%)



PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

1.)
2.)
3.)
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19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

The project meets all of DCA's feasibility requirements as stated in the 2017 QAP.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

2 COST LIMITS

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

New Construction and Acquisition/Rehabilitation

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

Unit type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
Detached/Semi-Detached						
Efficiency	0	0	139,407 x 0 units = 0	0	153,347 x 0 units = 0	0
1 BR	1	0	182,430 x 0 units = 0	0	200,673 x 0 units = 0	0
2 BR	2	0	221,255 x 0 units = 0	0	243,380 x 0 units = 0	0
3 BR	3	0	270,488 x 0 units = 0	0	297,536 x 0 units = 0	0
4 BR	4	0	318,270 x 0 units = 0	0	350,097 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	130,931 x 0 units = 0	0	144,024 x 0 units = 0	0
1 BR	16	16	171,658 x 16 units = 2,746,528	0	188,823 x 0 units = 0	0
2 BR	32	32	208,792 x 32 units = 6,681,344	0	229,671 x 0 units = 0	0
3 BR	0	0	256,678 x 0 units = 0	0	282,345 x 0 units = 0	0
4 BR	0	0	304,763 x 0 units = 0	0	335,239 x 0 units = 0	0
<i>Subtotal</i>	<i>48</i>	<i>48</i>	<i>9,427,872</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	108,868 x 0 units = 0	0	119,754 x 0 units = 0	0
1 BR	0	0	150,379 x 0 units = 0	0	165,416 x 0 units = 0	0
2 BR	0	0	190,725 x 0 units = 0	0	209,797 x 0 units = 0	0
3 BR	0	0	249,057 x 0 units = 0	0	273,962 x 0 units = 0	0
4 BR	0	0	310,346 x 0 units = 0	0	341,380 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	112,784 x 0 units = 0	0	124,062 x 0 units = 0	0
1 BR	0	0	157,897 x 0 units = 0	0	173,686 x 0 units = 0	0
2 BR	0	0	203,010 x 0 units = 0	0	223,311 x 0 units = 0	0
3 BR	0	0	270,681 x 0 units = 0	0	297,749 x 0 units = 0	0
4 BR	0	0	338,351 x 0 units = 0	0	372,186 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	48	48	9,427,872	0	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

4,412,471

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

9,427,872

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

DCA's Comments:

Total Development cost and construction cost are less than DCA's cost limits.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

The project will continue to operate as a family project.

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?

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: **social, holiday and birthday parties, pot luck dinners, movie night, bingo, etc.**
- 2) On-site enrichment classes Specify: **computer training, financial training, arts and crafts**
- 3) On-site health classes Specify: **stress mgt., nutrition training, child health and development, smoking cessation, etc.**
- 4) Other services approved by DCA Specify:

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

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

Threshold Justification per Applicant

DCA's Comments:

Applicant agrees to identify the needs of the community and provide the required services for a family

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow 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. Gill Group	
B. n/a	
C. 97.80%	
D. 0.00%	

Project Nbr	Project Name
1	2014-021 Wisteria Place I
2	2015-011 Foxworth Forest

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

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

Threshold Justification per Applicant

The Project is a tenant-in-place rehabilitation of an existing apartment community. Occupancy is expected to remain near current levels during and after the rehab period.

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.	Yes	
B.	Yes	
Appraiser's Name:	Gill Group	
1)	Yes	
2)	Yes	
3)	Yes	
4)		
C.	No	
D.		
1)	No	
2)	No	
3)	No	

Threshold Justification per Applicant

Appraisal is included in TAB 06 that meets all of DCA's requirements. Project does not include HOME funds.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow 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. **Gill Group/Spectrum Environmental**

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) **Gill Group/Spectrum Environmental**

2) **71.9**

The subject property is within 1,000 feet of a major highway, 5,000 feet from a railroad, and within 5 miles of a civil airport source. A waiver has been submitted on this issue since it is an existing apartment community and no feasible mitigants exist for exterior noise. Interior noise will be mitigated with new windows, doors and increased insulation.

D. Is the subject property located in a:

D.

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

1) **No**

2) **No**

a)

b)

c)

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

3) **No**

a)

b)

c)

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

4) **No**

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

- 1) Lead-based paint? **No**
- 2) Noise? **Yes**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species? **No**
- 6) Historic designation? **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:

None

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)

2)

3)

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

G.

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

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

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

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

RADON - 2 of the 17 short term test results came back with readings above the 4.0 pCi/L threshold. Long term testing is being completed to confirm the short term test results in those two units. Remediation

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?** Expiration Date: 12/31/18
- B. Form of site control: Contract/Option
- C. Name of Entity with site control: Winder Apartments, Ltd, LP
- D. Is there any Identity of Interest between the entity with site control and the applicant?

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

Threshold Justification per Applicant

Applicant has site control through purchase and sales agreement. Identity of Interest has been disclosed

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

Site is an existing apartment property legally accessible by an existing paved public road.

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

The proposed project is an acquisition and rehabilitation of an existing multi-family property. No new construction involved. Zoning letter is included in TAB 10.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow 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:

1) Gas

n/a

Threshold Justification per Applicant

2) Electric

Georgia Power

Pass?

1) No

2) Yes

Georgia Power currently provides electricity to site and will continue to provide electricity to site after rehab.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

A1) No

A2) Yes

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

1) Public water

City of Winder

2) Public sewer

City of Winder

B1) Yes

B2) Yes

Threshold Justification per Applicant

City of Winder currently provides water and sewer to site and will continue to provide water and sewer to site after rehab.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

Yes

Agree

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) <<Select>>

see comment below

A3) On-site laundry

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) New equiped playground		
2) waived		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3)		
4)		

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

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

C. Agree

1) Yes

2) Yes

3) No

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.

1)

2)

3a)

3b)

Threshold Justification per Applicant

Installation of Microwaves, community room, exterior gathering area, and second additional site ammenity have received waiver approval from DCA.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow 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.

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.	November 30, 2017	
	Gill Group	
		Yes
C.	Southern Home Energy Solutions, LLC	Yes
D.		Yes
1)		Yes
2)		Yes
3)		Yes
4)		Yes
E.		Agree

Threshold Justification per Applicant

All required rehabilitation reports are included.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

Our site plan conforms to all DCA requirements and all required photos and maps are in our application.

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

Applicant will meet and exceed threshold sustainability requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

17 ACCESSIBILITY STANDARDS

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

- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
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?	1) a. Mobility Impaired	3	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	1) b. Roll-In Showers	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2) Sight / Hearing Impaired	1	2%

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant

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

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

Threshold Justification per Applicant

Applicant will comply with all DCA accessibility requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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

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

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

Pass?	
Yes	
Yes	

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

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

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

A.

Yes	
-----	--

B.

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

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

1)

Yes	
-----	--

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

Applicant will comply with all DCA architectural design and quality requirements.

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

This project team was pre-approved during pre-application as Qualified-Complete.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

Pass?	
A. Yes	
B. No	
C. Yes	

Threshold Justification per Applicant

All required information submitted at pre-application. No changes in project team or adverse events since pre-application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

- A. Name of Qualified non-profit:
- B. Non-profit's Website:
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes?
- 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?
- 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?
- 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?
- 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?
- 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?
- 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.

Pass?		

Threshold Justification per Applicant

N/A

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?
- 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)?
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:

Pass?		

Threshold Justification per Applicant

N/A

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?		
	Yes	
	No	
	No	
	No	
	No	

Threshold Justification per Applicant

Legal opinion regarding acquisition credit included in application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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

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

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

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

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

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

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

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

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

1) Number of Over Income Tenants

1	
---	--

4) Number of Down units

0	
---	--

2) Number of Rent Burdened Tenants

18	
----	--

5) Number of Displaced Tenants

1	
---	--

3) Number of Vacancies

4	
---	--

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

1) Individual interviews

Yes	
-----	--

3) Written Notifications

Yes	
-----	--

2) Meetings

Yes	
-----	--

4) Other - describe in box provided:

--	--

Threshold Justification per Applicant

Tenants will not have to be relocated. All interior work will be completed with tenants in-place. Rent burdened tenants will not have rent increased as a result of the rehab. Displaced tenant will receive all

DCA's Comments:

--

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?

B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?

C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?

D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?

E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?

F. Includes making applications for affordable units available to public locations including at least one that has night hours?

G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?

H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

Pass?

--

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

Threshold Justification per Applicant

Applicant agrees to submit required AFFH plan and implement all required AFFH procedures.

DCA's Comments:

--

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

--

Threshold Justification per Applicant

Application is an optimal utilization of resources because it meets all the goals and policies set forth in the QAP providing safe, decent and affordable housing that is also viable

DCA's Comments:

--

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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

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

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

Score Value	Self Score	DCA Score
	92	20
TOTALS:	10	10
	10	0
	0	0

1. APPLICATION COMPLETENESS

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

- A. Missing or Incomplete Documents 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.

A.	0
B.	0

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
	0		0		0
1			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 Rock Springs Apartments, Winder, Barrow County

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

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

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

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

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

Total Residential Units: **48**

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%

A.	0	0
1.	0	0
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

B.	0	0
1.	0	0
2.	0	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

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
1
various

	0	0
A.		
B.		
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 Rock Springs Apartments, Winder, Barrow 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.		

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

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

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

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

DCA's Green Building for Affordable Housing Training Course - Participation Certificate obtained?	Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>
	Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

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

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

Date of Audit: [] Date of Report: []

X

A. Sustainable Communities Certification

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

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
2	A.	Yes/No	Yes/No

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow 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. 0 0

- | | | | |
|---|----|----------------------|----------------------|
| 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 0 0

A Census Tract Demographics 3 0

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

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

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

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

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 0 0

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

Housing Properties" map:

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow 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):

- 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 during the planning stages?
- 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 *in full* in the appropriate tab of the application binder?

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a)	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b)	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c)	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d)	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e)	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f)	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	

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?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
- iii.) Public input and engagement during the planning stages:

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

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

A.	
Yes/No	Yes/No

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.

Project is in a QCT? **Yes** Census Tract Number: **1802.5** Eligible Basis Adjustment: **<<Select>>**

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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").

Entity Name			Website			Yes/No	Yes/No
Contact Name	Direct Line		Email				
a) i. CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (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.						ii.	
iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process.						iii.	
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) <i>Public and Private Engagement</i>						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?				

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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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 rqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			

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

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

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance			Family	4		
Source				1	1.	
Contact	Direct Line		Bank Name			
Email			Account Name			
Bank Contact	Direct Line		Bank Website			
Description of Use of Funds			Contact Email			
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.						

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

2. Long-term Ground Lease

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

3. Third-Party Capital Investment

Unrelated Third-Party Name			Competitive Pool chosen:	N/A - 4% Bond	2	3.		
Unrelated Third-Party Type			<Select unrelated 3rd party type>		Improvement Completion Date			
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?								
Distance from proposed project site in miles, rounded up to the next tenth of a mile				miles				
Description of Investment or Funding Mechanism								
Description of Investment's Furtherance of Plan								
Description of how the investment will serve the tenant base for the proposed development								
Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):		4,412,471			

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

0

3

--	--

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
2

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

(additional point)

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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Score Value	Self Score	DCA Score
	0	0
	Yes/No	Yes/No

TOTALS:

92

2

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)

1

	0	0
A.		
B.		

A. Waiver of Qualified Contract Right

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

1

B. Tenant Ownership

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

1

DCA's Comments:

12. EXCEPTIONAL NON-PROFIT

0

3

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

	Yes/No	Yes/No

DCA's Comments:

13. RURAL PRIORITY

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

Urban or Rural: **Rural**

2

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

Unit Total

48

MGP	BFB General Partners, LLC	0.0090%	David Brown	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	DHM Developer, Inc.	0.0000%	David Brown
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	to be named Churchill Stateside Groi	98.9910%	Keith Gloeckl	Developmt Consult	0	0.0000%	0
State LP	to be named Churchill Stateside Groi	1.0000%	Keith Gloeckl				

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow 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:

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

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

B. Designated Military Zones

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

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

City: **Winder** County: **Barrow** QCT? **Yes** Census Tract #: **1802.5**

Scoring Justification per Applicant

DCA's Comments:

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

Yes/No	Yes/No
0	0

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

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

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

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

Amount

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

Amount

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

4,412,471
0.0000%

0.0000%

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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Score Value	Self Score	DCA Score
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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

5
48
5
16

3	0	0
2	0	0

A. 1.

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.		

B. 1.

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

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

0
0
48
0.00%

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

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
48
0.00%

1		
----------	--	--

B.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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Score Value	Self Score	DCA Score
	92	20
	3	0

TOTALS:

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 Rock Springs Apartments, Winder, Barrow County

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Score Value	Self Score	DCA Score
TOTALS:	20	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 1/2 mile or longer that promotes walking, jogging, or biking will:

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

a)		
b)		
c)		
d)		
e)		

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

f)		
g)		

Length of Trail _____ miles

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

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	0	0
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NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

Family

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

--	--

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 Rock Springs Apartments, Winder, Barrow 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
Applicable Minimum Jobs Threshold		
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	0.00%	0.00%

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

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10	10	10
10	10	

Base Score

Deductions

Additions

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE

92	20	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-0 Rock Springs Apartments, Winder, Barrow County

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**Score
Value**

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

TOTALS:

92

20

20

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

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

Rock Springs Apartments

Winder, Barrow 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

Rock Springs Apartments
Winder, Barrow County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Rock Springs Apartments

Winder, Barrow County

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

Scoring Section 16 - Innovative Project Concept Narrative

Rock Springs Apartments

Winder, Barrow County

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

