

**STATE OF GEORGIA
2006 QUALIFIED ALLOCATION PLAN
FOR
FEDERAL LOW INCOME HOUSING TAX CREDITS
STATE HOUSING TAX CREDITS
HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS
CORE PLAN**

Section 1. Purpose

The purpose of the 2006 Qualified Allocation Plan (Plan) is to set forth:

- the legislative requirements for distributing affordable housing financing resources,
- a description of federal and state resources available from DCA for financing affordable rental housing,
- the priorities established by DCA for the types of affordable rental housing,
- the process of evaluating funding requests and awarding of these resources, and
- certain aspects of program compliance requirements and procedures.

Section 2. Definitions

The following definitions shall apply for the purposes of this Plan:

“4% Credits” means Federal Credit available to Tax Exempt Bond Financed Projects which meet the requirements of this Plan.

“9% Credits” means Federal Credit allocated on a competitive basis under the provisions of this Plan.

“Adjacent” means either immediately contiguous to, across the street from, or diagonally opposite across an intersection.

“AMI” means Area Median Income as defined by HUD.

“Applicant” means any Person that submits an Application to DCA requesting an allocation pursuant to the Plan and any affiliate of such Person. The Applicant shall always include the Owner.

“Application” means the set of documents, in paper and electronic form, submitted by an Applicant to DCA under this Plan.

“Application Submission” means the date and time, as stipulated in Section 11 of the Plan, by which the Application must be submitted to DCA in order to be eligible for funding under this Plan.

“Bond Financed Projects” means affordable housing developments financed with tax-exempt bonds and therefore eligible for 4% Federal Credit.

“Capital Improvements” mean substantial improvements to the real estate, the cost of which exceeds \$10,000 for items such as re-roofing, structural repairs, or major projects to replace or upgrade existing furnishings, but not including replacement of individual appliances or minor repairs.

* **Not Applicable to Bond Financed Projects**

“CHDO” means a Community Housing Development Organization, as defined in the HOME regulations at 24 CFR Part 92.2.

“CHDO Predevelopment Loan Program” means that program designed to make loans exclusively to CHDOs for predevelopment activities involving the preparation of Applications for loans through the HOME Rental Housing Loan Program.

“Code” means Internal Revenue Code, primarily Section 42.

“Competitive Scoring” means the process described in this Plan by which DCA ranks the Applications received. Only those Applications meeting Threshold requirements will be advanced to the Competitive Scoring process. The ranked outcome of the Competitive Scoring process will be a significant factor in DCA’s determination of Applications selected for funding.

“Compliance Period” means the 15-year period during which a project must operate in accordance with the Credit requirements to avoid Federal Credit recapture. The Compliance Period commences with the first taxable year of the Federal Credit period.

“Consultant” means a third party entity that has been retained by the Owner or Developer of a project to perform consulting services.

“Conversion” means the conversion of the HOME Loan from a construction loan to a permanent loan.

“Credits” means the State Credit and the Federal Credit together.

“DCA” means the Georgia Department of Community Affairs, an executive government agency in the State of Georgia. By state law, DCA administers the programs of GHFA.

“Developer” means the legal entity designated as the Developer in the Application as well as all persons, affiliates of such persons, corporations, partnerships, joint ventures, associations, or other entities that have a direct or indirect ownership interest in the Developer entity.

“Developer Fee” means the sum of the Developer’s overhead and Developer’s profit. If a Consultant is acting in the capacity of Developer or construction manager, or providing technical assistance to the Developer or construction manager, the Consultant’s Fee is also considered part of the Developer Fee.

“Development Costs” means the costs included in the development budget including but not limited to, the cost for land, on-site improvements, on-site development, construction cost, financing cost, professional fees, and mandatory reserve accounts. Development costs are limited to on-site development activities.

“Elderly” means a person at least 62 years of age.

“Elderly Housing” means housing intended for and only occupied by Elderly persons including a family in which all members are Elderly. All household members must be Elderly (no children, and no disabled persons under the age of 62).

“Extended Use Period” means the period commencing with the first day in the Compliance Period and ending on the date, which is fifteen years after the close of the Compliance Period.

* Not Applicable to Bond Financed Projects

“Federal Credit” means the Low Income Housing Tax Credit established by the federal government for the purpose of encouraging the development of affordable housing and governed by the Code.

“Federal Deposit Insurance Corporation (FDIC) / Affordable Housing Disposition Program (AHDP)” means the program that the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) required the Resolution Trust Corporation (FDIC) to develop for selling residential properties to provide affordable housing opportunities. In response to this provision, FDIC established the AHDP, or herein referred to as the Affordable Housing Program (AHP).

“FMR” means the Fair Market Rents issued by HUD.

“General Partner” means the Partner or collective of partners, which has general liability for the partnership during construction, lease up, and operation of the project. In addition, unless the context shall clearly indicate to the contrary, if the entity in question is a limited liability company, the term “General Partner” shall also mean the managing member or other party with management responsibility for the limited liability company.

“General Multifamily” means projects designed to be marketed to the general tenant population, and not specifically designed for or marketed to the Special Needs Households tenant population.

“GHFA” means the Georgia Housing and Finance Authority, a public corporation created by the Georgia General Assembly and designated by the Governor as the State Allocating Agency for Federal Credit and the state-level grantee for federal HOME funds.

“HOME” means the HOME Investment Partnership Program administered by HUD under the provisions of 24 CFR Part 92.

“HOME Loans” means the HOME Rental Housing Loan Program loans.

“HOME Regulations” means the regulations governing the HOME Rental Housing Loan Program, promulgated by HUD, including any subsequent amendments to such regulations.

“HOME Rental Housing Loan Program” means the program that is designed to provide below market, favorable term financing for affordable rental housing. In Georgia, this program is intended to serve those individuals who have incomes up to 60% AMI.

“Housing for Older Persons” means housing intended and operated for occupancy by persons 55 years of age or older (“Older Persons”). According to Georgia law, such housing must also have significant facilities and service serving the Older Persons population even though the requirement has been eliminated from the federal definition of an elderly project. At least 80% of the total occupied units in such a housing project must be occupied by at least one Older Person. Up to 20% of the units may be occupied by others, including the landlord’s employees, the surviving spouses or children of residents who were Older Persons when they died, and caregivers. Owner must adhere to policies and procedures which demonstrate an intent by an owner to provide housing for individuals who are 55 years of age or older. DCA will monitor the required facilities and services during the applicable Compliance Period or the Period of Affordability whichever is longer.

“HTF” means the Housing Trust Fund for the Homeless established by O.C.G.A. 8-3-300.

“HUD” means the U.S. Department of Housing and Urban Development.

* Not Applicable to Bond Financed Projects

“Identity of Interest” means a situation in which a Project Participant has a direct or indirect interest in the ownership of an entity which contracts with a Project Participant to provide land, goods or services for the project.

“IRS” means the Internal Revenue Service, a division of the U.S. Department of Treasury.

“Letter of Determination” means a notice issued by GHFA to the issuer of tax exempt bonds for a specific project, which states that the project is eligible for 4% low income housing tax credits without receiving an allocation of credits from the State Housing Credit Ceiling because the project satisfies the requirements of this Plan; and sets forth conditions which must be met by the development before GHFA will issue the IRS Form(s) 8609 to the Owner.

“Local Government” means the controlling elected governing body of the local jurisdiction (as defined in its Charter) in which the property is located at the time of Application (e.g., city council if within the city limits, or county commission if in an unincorporated area).

“LURC” means the Declaration of Land Use Restrictive Covenant for Low-Income Housing Tax Credits that is a recorded agreement between GHFA and the Owner. The LURC is binding upon the Owner and its successors in interest, and that encumbers the project with respect to this Plan and the requirements of Section 42 of the Code.

“Manual” means the Application Manual published by DCA for Applications submitted in 2006.

“Market Rate” means units are unrestricted in terms of rent charged and tenant incomes.

“Material Participation” means involvement in the development and operation of the project on a basis which is regular, continuous and substantial as defined in Code Section 42 and 469(h) of the regulations promulgated hereunder.

“Mixed Income” means the project must be eligible for Mixed Income points under this Plan.

“Municipality” means any incorporated city or town in the state.

“O.C.G.A.” means the Official Code of Georgia Annotated.

“Operating Cost” means the costs associated with operating a multifamily development once the project is placed in service.

“Owner” means the legal entity holding title to the project as well as all persons, affiliates of such persons, corporations, partnerships, joint ventures, associations, or other entities have a direct or indirect Ownership interest in the Ownership entity. The Owner is also the Applicant.

“Period of Affordability” means the time during which HOME Loan financed units must remain affordable to eligible households, as defined by HOME program regulations and this Plan. The Period of Affordability shall commence upon completion of the project and shall run for the period required under HOME regulations or the term of the HOME Loan, whichever is greater. Completion shall be defined as set forth in the HUD regulations for the HOME program.

“Person” means an individual, corporation, partnership, joint venture, limited liability company, association, trust or any other business entity.

* Not Applicable to Bond Financed Projects

“PJ” means a Participating Jurisdiction, which is an agency of State or Local Government that administers the HOME Program in its jurisdiction. GHFA is the PJ for the non-entitlement areas of the State of Georgia. The local PJs include the cities of Albany, Atlanta, Macon, and Savannah; Clayton, DeKalb, and Gwinnett Counties; the consolidated governmental units of Athens-Clarke County, Augusta-Richmond County, and Columbus-Muscogee County; the counties and cities comprising the Georgia Urban County Consortium (Cobb, Marietta, Cherokee, Canton) and the Fulton County Consortium (Fulton, Roswell).

“Plan” means this 2006 Qualified Allocation Plan.

“Probationary Participation” means Project Participants that have been ineligible to participate for the last two competitive rounds and remain ineligible for the 2006 round may apply to participate in the 2006 competitive round in a probationary status.

“Project Participants” means the Owner, Developer, Management Company, Consultants and Syndicator for a project for which an Application is submitted.

“PHA” means a local public housing authority.

“Related Parties” means a relative (including but not limited to grandfather, grandmother, father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, or half sister) of any principal or any entity that shares common principals, executive directors, board members or officers.

“Rent Standards” means the most recent AMI, FMR and UA issued by HUD.

“Reservation of Funds” means the securing of funding for a particular project proposal based on the understanding that the project will fully satisfy program and Plan requirements.

“Rural” means those areas designated by USDA as being Rural. A list of USDA Rural areas can be accessed on the USDA website at <http://eligibility.sc.egov.usda.gov/eligibility/>. However, for purposes of determining applicable income and rent restrictions, applicants must use the U. S. Dept of Housing and Urban Development FY 2006 Income Limits Area Definitions and Fair Market Rent tables. These lists can be accessed on the HUD website at www.huduser.org/datasets.

“Scoring Criteria” means the criteria detailed in Appendix II by which points are assigned for the purpose of Competitive Scoring.

“Special Needs Households”, as defined in the State’s Annual Action Plan for Consolidated Funds, means Homeless, Elderly, persons with disabilities (mental, developmental), abused spouses and their children, persons with alcohol or other drug addiction, migrant farm workers, and persons living with HIV/AIDS.

“State” means the state of Georgia.

“State Credit” means the Housing Tax Credit established by the Georgia General Assembly, as set forth in O.C.G.A. 48-7-29.6.

* Not Applicable to Bond Financed Projects

“Threshold” means the criteria described in Appendix I, which is the first phase of review for Applications submitted under the Plan. Only those Applications that meet the Threshold criteria will be advanced to the Competitive Scoring process of the Application evaluations.

“Total Development Cost” means the sum of all anticipated on site development costs that must be funded in order to complete the proposed project.

“UA” means the utility allowances as described in the Plan.

“URFA” means the Urban Residential Finance Authority.

“USDA” means the United States Department of Agriculture.

Section 3. Legislative Requirements

Federal Credit. O.C.G.A. 50-26-8(a) 32 gives GHFA certain powers and authority. As the agency administering the programs of GHFA, DCA is authorized to:

“... allocate and issue low income housing credit under Section 42 of the Internal Revenue Code of 1986, as amended, and to take all other actions and impose all other conditions which are required by federal law or which in the opinion of the agency are necessary or convenient to ensure the complete, effective, efficient and lawful allocation of and utilization of the low income housing credit program. Such conditions may include barring Applicants from participation in the tax credit program due to abuses of the tax credit program and imposing more stringent conditions for receipt of the credit than are required by Section 42 of the Internal Revenue Code...”

A. Section 42 of the Code mandates that:

1. Each state adopt an annual plan for Federal Credit allocation;
2. The Plan applies to projects awarded Federal Credit from the state’s annual allocation, and projects financed by tax-exempt bonds and eligible for Federal Credit outside of the annual Federal Credit allocations;
3. Draft versions of the Plan are made available for public comment;
4. After consideration of those comments, amendments are made to the Plan;
5. The final Plan be approved by the GHFA Board and transmitted to the Governor for final review and approval.

B. Code Section 42(m)(1) requires that each state:

- Set forth the project selection criteria appropriate to local conditions;
- Give preference in allocating Federal Credit to projects that:
 1. serve the lowest income tenants,
 2. obligate to serve qualified tenants for the longest time periods, and
 3. are located in Qualified Census Tracts, the development of which contributes to a concerted community revitalization plan;
- Establish procedures to monitor projects receiving Federal Credit for compliance with program provisions, and to notify the IRS of significant noncompliance issues; and,
- Consider the following in allocating Federal Credit:
 1. project location,
 2. housing needs characteristics,

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3. project characteristics,
4. Applicant characteristics,
5. tenant populations with special housing needs,
6. public housing waiting lists,
7. projects serving families with children, and
8. projects intended for eventual tenant Ownership.

State Credit. DCA also administers Georgia's housing tax credit. The State Credit is applied in conjunction with the Federal Credit on a dollar-for-dollar matching basis. For each dollar of Federal Credit allocated, an equal amount of State Credit will be automatically allocated by DCA. This State Credit will be administered under the same rules and regulations prescribed for the Federal Credit supplemented by any rules, policies, or regulations established by the Georgia Department of Revenue and/or the Office of Insurance and Safety Fire Commissioner. DCA will underwrite the combined Credit allocations to ensure that no development proposal is over-subsidized.

HOME Program. The State's Annual Action Plan for FFY2006 Consolidated Funds identifies the proposed distribution method, geographic allocation, and guidelines for meeting federal requirements for all HOME funded programs of the State. The HOME Program regulations require that each PJ distribute its HOME resources in accordance with the priorities and objectives outlined in its most current approved Annual Action Plan for Consolidated Funds prepared in accordance with established HUD regulations (24 CFR Part 91). The Annual Action Plan incorporates the Plan as the established policy and procedures for the State's review and evaluation of Applications for the HOME Rental Housing Loan Program.

Section 4. Affordable Rental Housing Needs

The State's Annual Action Plan identifies the housing needs of low and moderate income Georgians as follows:

- a. Households with incomes less than 80% of AMI;
- b. Special Needs Households, including:
 - the Homeless
 - Elderly Housing
 - persons with disabilities (mental, physical, developmental)
 - abused spouses and their children
 - persons with alcohol or other drug addiction
 - persons living with HIV/AIDS
 - migrant farm workers

Applicants are referred to the State's FFY 2006 Consolidated Plan for complete information regarding Georgia's housing needs.

* Not Applicable to Bond Financed Projects

Section 5. Affordable Rental Housing Objectives

The State's Annual Action Plan establishes priorities and objectives to improve affordable housing and community development opportunities across Georgia. This plan is guided by three major priorities of the State of Georgia:

- 1) To increase the number of Georgia's low and moderate-income households that have obtained affordable rental housing that is free of overcrowded and structurally substandard conditions.
- 2) To increase the access of Georgia's Special Needs Households to a continuum of housing and supportive services which address their housing, economic and social needs.
- 3) To increase the access of Georgia's Elderly population to a continuum of housing and supportive services which address their housing, economic and social needs.

To achieve these mandates, DCA makes Federal and State resources available under this Plan to Applicants that support either of the following purposes:

- Provide quality affordable rental housing, designed to last at least through the Compliance Period and the Period of Affordability, in those areas of Georgia having the greatest need.
- Make available quality, affordable rental housing that incorporates supportive programs for Special Needs Households.

Section 6. Affordable Rental Housing Priorities

DCA is committed to making quality affordable housing available for low-income Georgians in all parts of the State. Accordingly, DCA will direct its financing resources as described under the Plan to those Applications that best address Georgia's affordable housing needs.

The Plan is designed to direct financing resources to affordable housing developments that:

- promote the revitalization of urban and downtown areas through renovation, re-building and/or new construction in infill areas;
- provide affordable housing in Rural areas;
- provide affordable rental housing for families with children;
- incorporate smart growth concepts that focus on the maintenance of quality of life, management of the impact of growth, protection of the environment and a return to the more traditional, less automobile-dependent, development patterns;
- include neighborhood characteristics and services that encourage resource protection, land conservation, open space planning techniques and smart growth principles;
- incorporate energy efficient project design and site design through sustainable building techniques and protection of existing resources

* Not Applicable to Bond Financed Projects

Section 7. Financing Resources – Credits

A. 9 % Federal Credit. The annual Federal Credit dollar amount allocated to the State of Georgia equals \$1.75 multiplied by the federal government's estimate of Georgia's population and indexed for cost-of living adjustments. The amount of Federal Credit available for the 2006 funding cycle will be comprised of the State's 2006 Federal Credit allocation, returned Federal Credit, and any national pool Federal Credit available to the State less any Federal Credit forward committed. The total estimated amount of Federal Credit available for 2006 is expected to be approximately \$16 million.

The Credits are available annually for a 10-year period. With certain exceptions, Owners may receive annual Credits of the discounted present value of 30% of the qualified basis for developments involving acquisition, and annual Credits of the discounted present value of 70% of the qualified basis for developments involving new construction or rehabilitation.

Allocation of Credits will be made through a Competitive Scoring Process as defined in Section 15 of the Plan. An Application for Credits must be submitted to DCA in accordance with the policies and timelines set forth in the Plan and must satisfy the Threshold Requirements set forth in Appendix I of the Plan. Complete Applications that meet the Threshold requirements described in Appendix I will be allowed into the Competitive Scoring Process as set forth in Appendix II.

Maximum Project Credits Award.* No project will be awarded more than Seven Hundred Fifty Thousand and No/100 Dollars (\$750,000) of Georgia's annual Federal Credit authority and an equal amount of State Credit authority.

Set-Asides.* This estimated amount of Federal Credit available includes the following set asides:

- *Nonprofit Set-aside* - 10% of the available 9% Credits are set-aside for nonprofit-sponsored Applications pursuant to the Code. Qualified nonprofit organizations must materially participate in the project within the meaning of Section 469(h) of the Code and meet all requirements set forth in Code Section 42(h)(5).
- *Rural Set-aside* - 30% of the available 9% Credits will be set-aside for Applications proposing affordable housing developments in Rural areas. Applications funded under the Rural set-aside will receive preference in the allocation of Loans.

Note: If a nonprofit development in a Rural area is selected for funding, that project's funding will be counted towards meeting both the nonprofit set-aside and the Rural set-aside.

Set-aside Related to Extenuating Construction Costs.* DCA recognizes as a result of the significant unforeseen effect that natural disasters have had on the hard construction costs within the past year, that general contractors that participate in DCA affordable housing programs may experience significant increases in materials costs. Projects that were funded in the 2005 competitive round can request additional credits subject to the following limitations:

- Only hard construction cost increases (excluding general contractor fees) will be considered in determining whether additional credits will be awarded
- DCA will compare the original budgeted construction costs and the costs set forth in the general contractor's construction contract in the determination of the credits to be allocated.
- Developer fee will not increase as a result of the increase in construction costs

* Not Applicable to Bond Financed Projects

- The total annual credits awarded from both allocations (2005 and 2006) cannot exceed the original credit cap of \$750,000 per project
- The total annual credits awarded in the 2006 round cannot exceed more than 7% of the 2005 allocation

The following documents must be submitted with the application for review:

- Fully executed construction contract
- Schedule of values
- Amended 2005 core application reflecting only increase in hard construction costs

DCA will provide additional instructions prior to the application intake deadline date for the 2006 round.

DCA will require an additional contractor cost certification during the 8609 process reflecting that the construction cost increases were incurred.

Carryover Allocations. To qualify 9% for Credits, a building generally must be placed in service during the year in which it receives an allocation. An exception is provided in the case where the Owner has expended more than ten percent (10%) of the reasonably expected basis in the building by the later of (1) the end of the calendar year in which the allocation is made, or (2) six months after receipt of the allocation. No project can receive more than one Carryover Allocation of 2006 Credits. If the Owner determines that more Credits are necessary to make the project financially feasible, the Owner may apply to DCA for additional Credits only under the Application process set forth in the Qualified Allocation Plan in the year the project is placed in service and the Owner applies for the IRS Form(s) 8609.

Land Use Restrictive Covenant. The Owner must execute and record GHFA's prescribed form of the LURC prior to final allocation as required under Section 42(h)(6) of the Code. The LURC shall reflect all representations made in the original Application and any changes made to the original Application that have been approved in writing by GHFA. The LURC will be drafted after GHFA's receipt of the certification of the 10% test, and must be recorded upon its execution. All construction and/or permanent financing for the project must be subordinated to that portion of the recorded LURC that sets forth the requirements of Section 42 (h)(6)(E)(ii) of the Code.

IRS Revenue ruling 2004-83 provides that Section 42(h)(6)(B)(i) requires that an extended low income housing commitment must include a prohibition during the extended use period against (1) the eviction or the termination of tenancy (other than for good cause) of an existing tenant of any low income unit (no cause-eviction protection) and (2) any increase in the gross rent with respect to the unit not otherwise permitted under Section 42.

B. 4% Federal Credit – Bond Financed Projects. Tax Exempt bond financed projects may also be eligible for 4% tax credits that are not subject to the state volume cap as described in Section 42 of the Code.

An Application for Credits for Bond Financed Projects must satisfy all applicable requirements set forth in Appendix I, Threshold Criteria, of the Plan and all applicable requirements set forth in the Plan.

DCA shall be the sole entity responsible for making such a determination and must issue its opinion as to the project's 4% Credit eligibility prior to Bond closing. The project must comply with the Plan in effect at the time of the Application submission. However, prior to the Application Submission, an applicant may request to comply with the Plan in effect up to six months prior to the intended date of the Application submission. DCA will approve such a request upon receipt. DCA's approval may contain certain conditions if there is a major change(s) in the federal and/or state housing credit program requirements during the six-month period prior to the Application Submission.

* **Not Applicable to Bond Financed Projects**

In making Application to DCA for a Letter of Determination, an Owner must complete the standard Application, as well as provide all supporting documentation necessary to meet all applicable requirements and pay the appropriate Application and other applicable fees. The Application must be submitted at least 60 days before bond closing. However, a pre-application for the commissioning of a market study may be submitted to DCA at any time. DCA will provide its opinion within 60 days of the receipt of a complete Application. All requests for architectural standard, operating cost, per unit cost and/or experience waivers must be submitted 30 days prior to Application submission.

DCA's Application review will include, at a minimum, a financial feasibility evaluation, architectural review, a physical inspection of the property and an environmental review to ensure the quality of construction, and a compliance review to ensure adherence to state and federal requirements relating to the Credit and all applicable DCA policies, threshold requirements and Application submission requirements. Additionally, DCA will commission a market study for the purpose of determining market feasibility pursuant to Appendix I, Section 9 of the Plan.

Owners of projects receiving a Letter of Determination for Bond Financed Projects in 2006 must apply for Final Allocation and request for issuance of IRS form(s) 8609 by February 15, 2009. IRS form(s) 8609 for a project will be issued only once for the entire project as proposed in the Application. Form(s) 8609 will not be issued as buildings are placed in service.

DCA will not issue a favorable opinion or Form(s) IRS-8609 when an Applicant exhibits a continual pattern of noncompliance, or when the Applicant demonstrates an inability or an unwillingness to resolve noncompliance matters in a timely manner.

The Owner must execute and record GHFA's prescribed form of the LURC at or prior to Bond closing. The LURC shall reflect all representations made in the original Application and any changes made to the original Application that has been approved in writing by GHFA. The LURC must be recorded upon its execution. All construction and/or permanent financing for the project must be subordinated to that portion of the recorded LURC that sets forth the requirements of Section 42(h)(6)(E)(ii) of the Code.

C. State Credit. The annual State Credit dollar amount will equal that of the Federal Credit. The State Credit will be automatically allocated on a dollar-for-dollar basis with the Federal Credit (for both 9% and 4% Federal Credit) and will be available for the same time period discussed above. The Federal and State Credit may be bifurcated and sold to separate investors.

* Not Applicable to Bond Financed Projects

Section 8. Financing Resources – HOME Loans*

Resources Available. HUD annually allocates HOME funds to state and larger local governments. The Federal Fiscal Year (FFY2006) HOME allocation is expected to be available to the State on **July 1, 2006**, following approval of the Annual Action Plan for FFY2006 Consolidated Funds (Annual Action Plan). In the event FFY 2006 HOME funding is not made available to the State, DCA will not be obligated to provide any HOME Loans to Applicants.

As of the date of publication of the Plan, approximately thirteen million dollars (\$13,000,000) is expected to be available for HOME Loans under the Plan. DCA reserves the right to adjust the amount of HOME funds available for HOME Loans pending final notification from HUD of its FFY2006 HOME allocation and DCA's determination of the funding needs of all of its HOME-funded programs as described in the Annual Action Plan for FFY 2006 Consolidated Funds.

In the event HOME Loan funds remain unallocated after the Competitive Scoring process described in the Plan is complete, DCA reserves the right to apply the remaining HOME Loan funds to other DCA programs at its sole and absolute discretion. Further, DCA reserves the right to adjust the amount of HOME funds allocated to the HOME Rental Housing Loan and CHDO Set-Aside in its sole and absolute discretion.

CHDO Set-aside. Fifteen percent (15%) of the State's HOME allocation will be set aside for projects owned by nonprofits that have been pre-qualified by DCA as CHDOs. The CHDO set-aside will be met with funding under this Plan. HOME funds awarded to CHDOs under other DCA programs may also count towards this set-aside. CHDOs funded under this Plan must act as sole or joint Owners of newly constructed or rehabilitated rental housing for occupancy by low and very low-income households as set forth in the Plan, the Manual, and the HOME regulations. Organizations seeking funds under the CHDO Set-aside may apply for funding to cover pre-development expenses through DCA's CHDO Pre-Development Loan Program. Information on the Pre-Development Loan Program is available on DCA's website or by calling DCA at (404) 327-6858.

HOME Loan Limits. The minimum HOME loan amount is the greater of either \$100,000, or \$1,000 multiplied by the number of HOME funded units. The maximum HOME Loan will be the lesser of 90% of the unrestricted market value of the project or \$2 million per project, except that projects located in Rural areas will be eligible for loans up to \$2.8 million if no other lender is involved or a second lender agrees to a second-lien position.

HOME Loan Terms. The following provisions are applicable to projects awarded HOME Loans:

- Applicants requesting permanent HOME Loan financing must also use HOME Loans for construction financing.
- HOME loans will be made in an amount sufficient to cover hard construction costs only.
- No interest will be charged during the construction loan period assuming that the DCA HOME permanent loan interest rate is not required to be set at AFR.
- Construction loan terms will be based upon the projected construction and lease-up schedule, as determined from the Application and DCA's underwriting.
- The principal amount of the HOME construction loan and HOME permanent loan for a project will be the same.
- The interest rate on the permanent loan will be no less than 1%. However, the interest rate on loans to finance projects located in areas designated as rural pursuant to the definitions in the QAP may be less than 1% in years 8 through 15 as required to ensure project feasibility. In no case may such

* Not Applicable to Bond Financed Projects

interest rate fall below 0.50%. In years 16 through maturity, such interest rates shall not fall below 0.25%. DCA reserves the right to adjust this rate at its sole and absolute discretion.

- Repayment schedules will vary depending upon projected economics of the development.
- In general, permanent HOME Loans will be fully amortizing, with a maturity and amortization period ranging from 15 to 30 years.
- DCA reserves the right, in its sole and absolute discretion, to adjust the term according to its own underwriting projections and all applicable policies and procedures.
- DCA HOME loans cannot be used to refinance or payoff an existing loan.
- Proceeds from permanent HOME loans can be used to repay for construction, bridge and predevelopment loans provided that the HOME assistance is part of the original financing package.
- Non-fully amortizing Balloon Loans are available for projects in Rural areas and for all Special Needs Projects throughout the state applying under the Special Needs Housing Tenancy Characteristics in Section 3B of Appendix II, Scoring Criteria. In such cases the term will be set by DCA with monthly payment and interest payments determined by DCA's underwriting projections and a balloon payment due at maturity.
- Written agreements shall be entered into between GHFA and the borrower evidencing, securing, and setting forth all of the terms and conditions of the HOME Loan. The Project Owner will also be required to execute all other closing or loan documents DCA deems necessary or desirable to document the HOME Loan satisfactorily.
- HOME Construction Loan proceeds will be disbursed on a draw basis during the construction period. The HOME loan documents will describe the policies and procedures for obtaining a draw.
- HOME Loans must "convert" to permanent loans within twenty-four months of HOME loan closing and upon the satisfaction of certain conditions outlined in the loan documents.
- In the case of non-fully amortizing HOME Loans, the outstanding interest and a portion of the principal must be paid every year.
- Contractor construction cost certifications audited by an independent certified public accountant must be submitted with the request for final draw.

* Not Applicable to Bond Financed Projects

Section 9. Policies

Policies governing the administration of the Credits and HOME Loans are found throughout the Plan, the Manual, the Compliance Manual, and other documents published by IRS, HUD, and DCA. Included in this section of the Plan are policies to which DCA wishes to draw specific attention. In no way, however, should exclusion of a policy from this section be construed to limit its applicability to funding resources allocated under the Plan. DCA reserves the right to formulate new policies to address operational issues that may arise during the course of the funding cycle.

General Requirements. Generally, a project must:

- be supported by market demand as determined by DCA;
- meet DCA feasibility and viability standards;
- meet DCA site and construction quality standards;
- demonstrate readiness to proceed to loan closing and commencement of construction (with funds available to cover project costs during construction) and lease-up;
- evidence of proper zoning and infrastructure;
- identify sources of funds to pay for any amenities or services proposed, and;
- consist of an ownership (including consultant), development, and management team without a history of significant noncompliance problems.

Program Applicability is indicated as "Credits" "HOME" or "Both" (Sections that apply to HOME projects are not applicable to 4% or 9% tax credit projects)

- *Annual Operating Expenses.* Annual budgeted Operating Costs, excluding reserve contributions, must be no less than \$3,000 per unit for urban projects, \$2,600 for Rural projects, and \$2,400 for projects that include USDA loans as a funding source. (The lower amount for an USDA project is allowable due to USDA's more restrictive underwriting policies.) However, DCA reserves the right to determine the reasonableness of budgeted operating expenses for all projects. DCA will consider waivers for projects that can clearly demonstrate that annual operating costs can be reasonably maintained at a lesser amount. Approval of such waivers shall be at DCA's sole and absolute discretion. If a determination is desired prior to Application Submission, requests for waivers and fees shall be forwarded to DCA on or before **March 1, 2006**, to the attention of the Director of the Office of Affordable Housing. For Bond Financed Projects, request for waivers and fees must be forwarded to DCA no later than 30 days prior to Application submission. **(Both)**
- *Assumptions for Building Basis.* For purposes of underwriting acquisition Credits, the building basis must be limited to the lesser of the sales price or the appraised value of the building(s). **(Credit)**
- *Assumptions for Land Purchase.* The cost assumed for acquisition of land and existing buildings will be limited to the lesser of the sales price or the appraised "as-is" value. **(HOME)**
The appraised value will be the basis for determining the appropriate sales price when an Identity of Interest exists between the buyer and seller. **(Both)**
- *Builder Cost Limitations.* Builder's overhead, general requirements, and builder's profit are limited to percentages of the total construction contract (net of builder's overhead, general requirements, and builder's profit) as follows: Builder's overhead – two percent (2%); General Requirements – six percent (6%); and Builder's profit – six percent (6%). General Requirements shall not include water tap and sewer fees. For Applications where there is an Identity of Interest between the owner and contractor or the developer and the contractor, the cost of obtaining a

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letter of credit or a construction loan in lieu of the payment and performance bond must be included in the general requirements. **(Both)**

- Construction Contingency. The construction contingency amount must be at least 5% but no greater than 7% of the total construction hard costs for new construction projects. For rehabilitation projects, the construction contingency amount must be at least 7%, but no greater than 10% of the total construction hard cost. For historic rehabilitation projects, the construction contingency amount must be at least 10%, but no greater than 15% of the total construction hard cost. DCA reserves the right to adjust development budgets in this regard, for underwriting purposes, in its sole and absolute discretion. **(Both)**

To the extent feasible, DCA funds should be allocated to cover disbursements from the construction contingency. Regardless of how the contingency is funded, DCA must approve all change orders. Any unused balance in the construction contingency at the time of Conversion must be used to reduce the principal amount of the HOME Loan or the senior lender loan as appropriate, with the monthly principal and interest payments adjusted accordingly. **(HOME)**

- Contract Bidding and Bid Bonds. Owners are not required to solicit bids for construction contracts to be financed with DCA HOME Loans, and bid bonds are not required when bids are solicited, unless otherwise required by law. However, prior to closing a HOME Loan, DCA must approve both the general contractor and the contract documents. DCA will not close a Home loan unless the approved contract with the general contractor has been fully executed. **(HOME)**
- Construction Hard Cost Financing. HOME Loan funds can be used to finance only construction hard costs, which include site development, unit/building construction, and contractors, services which include, general requirements (inclusive of payment and performance bonds), builders overhead and builder's profit. Soft costs, acquisition costs and other project costs must be financed by other financing sources. (Not applicable to HOME CHDO Predevelopment Loans.) **(HOME)**
- Construction Loan Recourse. All construction loans will be full recourse against the borrower and/or the principals of the Ownership entity until full and final completion of the project as determined by DCA. In its discretion, GHFA may require that one or more Principals of the Owner or Developer guarantee the completion of construction and payment of the HOME Loan until completion of construction. **(HOME)**
- Conversion. Projects receiving HOME Loans must be scheduled to convert within twenty four-months of the HOME construction loan closing. Longer periods to convert may be approved by DCA during underwriting. **(HOME)**
- Debt Coverage Ratio. The debt coverage ratio for all tangible debt after funding expenses and other required reserve funding must be between 1.15 and 1.35 for the first full year of operation. For purposes of determining the debt coverage ratio, the deferred Developer Fee will not be considered tangible debt. As part of its financial feasibility analysis, DCA will require that a project meet at a minimum a 1.15 debt coverage ratio for each year after the first year of the credit period. Amounts set aside in a reserve funded in one year may not be withdrawn and treated as a gross receipt in a subsequent year to satisfy the debt service coverage ratio in the subsequent year. Amounts received in one year that exceed the debt service coverage target for that year will not be credited to another year. For purposes of this test, each year will stand alone. The debt coverage ratio cannot drop below 1.15 during the 15-year Compliance Period, HOME Loan term, or the Period of Affordability, whichever is longer. The Credits and/or HOME Loan

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amount may be reduced if DCA's underwriting indicates a debt coverage ratio greater than 1.35 in the first full year of operation. **(Both)**

- Developer Fee Limitation. DCA restricts the maximum Developer Fee as follows:
 - For new construction projects, the Developer fee will be limited to 15% of Total Development Costs less the budgeted Developer Fee and the cost of Land.
 - For acquisition / rehabilitation projects that are eligible for acquisition credits, the Developer Fee on the acquisition portion will be limited to 15% of the Existing Structures acquisition cost (including Acquisition Legal Fees). The rehabilitation portion will be limited to 15% of Total Development Costs less the budgeted Developer Fee, the cost of Land, Acquisition Legal Fees and Existing Structures.
 - For rehab projects that are not eligible for acquisition credits, the developer fee will be limited to 15% of Total Development Costs less the budgeted Developer Fee, the cost of Land, Acquisition Legal Fees and Existing Structures. However, if the Development Agreement specifically states that a portion of the developer fee is attributable to the building acquisition, then the developer fee will be limited to 15% of Total Development Costs less the budgeted Developer Fee and the cost of Land.

When an Identity of Interest exists between the Developer and the General Contractor, the maximum Developer Fee is restricted to 15% of the Total Development Cost less the cost of the Land, the budgeted Developer Fee, and the Builder Profit. If the Application budgets a Developer Fee of less than 15%, the percentage proposed will be substituted for 15% in determining the maximum Developer Fee.

For projects awarded a cost waiver, the developer fee will be calculated using the allowable total development cost based on the DCA Per Unit Cost Limits.

Deferred Developer fee must be payable within fifteen years from available cash flow.

Consultant's Fees are considered part of the Developer Fee. **(Both)**

- Developer Overhead and Consultant Fees. The amount of the Developer's overhead and Consultant's Fee (if applicable) that can be drawn before Conversion must not exceed the lesser of (1) 20% of the maximum allowable Developer Fee, or (2) 50% of the total Developer Fee requested. None of the Developer's profit will be disbursed until Conversion. These disbursement conditions will be reflected in the HOME Loan documents and in an agreement with any other funding source(s) that will be funding these line items. **(HOME)**
- Distribution Across Unit/Bedroom Sizes
 1. *Rent.* Projects with a multi-tiered rent structure must distribute the rents equally across unit sizes, unit types and buildings. These units need not be fixed but may float in the same way high HOME rent and low HOME rent units may float within a project. **(Both)**
 2. *Accessibility.* To the maximum extent feasible, accessible units must be distributed through the project and site so as not to limit choice. **(Both)**
- Final Draw. The final payment of funds (not including any retainage) for a HOME construction loan shall be made at the time of substantial completion of construction, to be evidenced by submission of all items on the DCA form "Requirements for Final Draw", including but not

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limited to: final payment request on the AIA draw request form, copies of all final certificates of occupancy for all buildings, final lien waivers, construction Consultants' final inspection report, and approval for release of funds. **(HOME)**

- Fixed or Floating Unit Designation. For properties with both HOME assisted and non- HOME assisted units, the Applicant must select to treat the HOME assisted units as “fixed” or “floating” units at the time of loan commitment. When HOME assisted units are “fixed”, the specific units that are HOME assisted (and, therefore, subject to HOME rent and occupancy requirements) are designated and will never change. When HOME assisted units are “floating”, the units that are designated as HOME assisted may change over time as long as the total number of HOME assisted units in the project remains constant and the HOME assisted units remain comparable to the non assisted units over the affordability period in terms of size, features and number of bedrooms. If the Applicant fails to make such an election at the time of loan commitment, it will be deemed that the Applicant has elected to treat the HOME assisted units as “floating”. **(HOME)**
- Employee Unit Designation. For Applicants electing to house management, security, or maintenance personnel in a project unit, the employee unit can be either designated as part of the residential unit count or as part of the common space. If the employee unit is designated as part of the residential unit count, and is also designated as a low-income unit, then an income eligible household must occupy it. This income eligible household may be the on-site management, security or maintenance personnel. Rent can be charged or collected by the Owner for this unit. If the employee unit is designated as part of the common space, it need not be occupied by an income-eligible household, but must be occupied by a full time on-site manager, security or maintenance personnel. No rent can be charged or collected by the Owner for a unit designated as common space. **(Both)**
- Identity of Interest.
 1. Contractor- If there is an Identity of Interest between the Owner and the contractor or the Developer and the contractor, a third party front-end analysis of the construction costs will be commissioned by DCA during the DCA underwriting period. Additionally, industry standards for such Owner-provided construction services shall be used to determine reasonableness for the services. **(HOME)**
 2. Project Participant- Identity of Interest between any Project Participant, other than the Syndicator, and the construction and/or permanent lenders is prohibited unless the financing terms and conditions are reasonable, customary, and consistent with industry standards. The determination of whether or not such terms and conditions are reasonable and customary is at DCA’s sole and absolute discretion. **(Both)**
 3. Other Provider - If there is an Identity of Interest between the Owner and any other provider of service, material, or supplies, three (3) bids must be submitted to DCA. Such Owner-supplied services, materials, or supplies must not exceed the amount ordinarily paid for the service, material, or supply. **(HOME)**
 4. Land Purchase. For Applications where there is an Identity of Interest between the buyer and seller for any site(s) within the project, an appraisal no more than 6 months old and prepared by a certified appraiser must be submitted with the Application as a basis for the determination of the appropriate sales price. The appraisal must be prepared in accordance with the DCA Appraisal

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Guide and must provide separate valuations for the land and existing buildings. See Appendix II, Section 10(b) for further appraisal requirements. **(Both)**

- Intercreditor Agreements. When GHFA is not the only construction lender on a project, an intercreditor agreement shall be executed with the other lenders to ensure DCA's required involvement in all significant aspects of the administration of the construction loans.

At a minimum, the intercreditor agreement should contain at least the following essential elements:

1. A development cost budget approved by all lenders indicating the source(s) of funding for each line item;
2. A process and timetable for reviewing and approving change orders to the construction contract;
3. A process and timetable for reviewing and approving draw requests, including site inspection and documentation standards;
4. A process and timetable for amending the approved development cost budget;
5. Limitations on disbursements for Developer Fee (Owner's profit and risk) and Consultant fees; and,
6. Other matters, such as priority of each lender's interest in the collateral for the loans.

(HOME)

- Land Use Restrictions. When there is more than one financing source imposing land use restrictions on a project, e.g., a HOME Loan and Credits, there may be restrictions from one program that are more restrictive than similar restrictions in the other program(s). In such instances, the most restrictive requirements will apply to the project. **(Both)**
- Local Government Fees. The development budget must include all water tap, sewer tap, impact and building permit fees. These local government fees cannot be part of General Requirements.
- Market Studies. Applicants seeking 4% Credits, 9% Credits and/or HOME Loans must pay a fee that includes the cost of a market study to be commissioned by DCA. Applicants must pay this fee at the time of Application or Pre-Application Submission. The resulting market study is the sole property of DCA. However, after the Letter of Determination is issued or the Competitive Scoring process is complete and awards have been announced, each Applicant will receive one copy of their respective project's market study. **(Both)**
- Non-Fully Amortizing Loans - Excess Cash Flow. For all permanent non-fully amortizing HOME Loans, in which the monthly installments of principal and interest are not sufficient to pay the HOME Loan in full over the loan term (a "non-amortizing HOME Loan") the borrower will deposit one-half of the cash flow from the project (after payment of secured debt service) into an interest bearing reserve account. The holder of the reserve account and the terms under which it will be held must be approved by DCA in its sole discretion. Funds held in the reserve account will be used only for principal reduction of the HOME Loan or Capital Improvements, but only if such use is approved by GHFA in advance. Funds in the reserve account (with the exception of those approved by GHFA for Capital Improvements) must remain in the reserve account until the HOME Loan is repaid. **(HOME)**
- Non-Fully Amortizing Loans - Future Market Value. In the case of a non-fully amortizing HOME Loan, DCA will require a projection from the appraiser of the future market value of the property at the maturity of the HOME Loan. This value will be used by DCA to determine the

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likelihood of retirement of the outstanding balance by refinance or resale of the property. The future market value of the property must be greater than the projected outstanding DCA HOME Loan balance at maturity in order for the HOME Loan to be considered financially feasible. **(HOME)**

- Repayment of Principal and Interest for DCA HOME Loans. In the case of a non-amortizing HOME Loan, the outstanding interest and a portion of the principal must be paid every year. **(HOME)**
- Operating Deficit Reserve. All developments financed in whole or in part with HOME Loans must budget for and fund an operating deficit reserve in an amount of no less than four times the secured monthly debt service to lenders plus no less than four months projected operating expenses. The funding of the operating deficit reserve must be completed at or before Conversion. If drawn upon, no further distribution to Owners will be authorized until such time as the operating deficit reserve is restored to full funding.

The operating deficit reserve must be held by DCA or the senior lender and must remain in place for the term of the HOME Loan or the Period of Affordability, whichever is longer. With the exception of instances in which Fannie Mae is the sole senior lender, if DCA is a subordinate lender, but makes a HOME Loan in an amount greater than the senior lender, DCA must hold the reserves. All withdrawals from the operating deficit reserve must be requested in writing and approved in advance by DCA. Interest earned on the operating deficit reserve account shall be added to the account as an additional contribution and will not be credited against the required monthly cash contributions. **(HOME)**

- Over-Income Tenant Restrictions - When DCA HOME Loans are used, additional over-income restrictions shall apply. Upon re-certification of a previously eligible tenant, if it is determined that the tenant's income exceeds 60% of AMI, the tenant's rent must be increased to the lesser of: 30% of the tenant's adjusted annual income, HUD's fair market rent limitations, or the maximum amount allowable by the Code, not to exceed limitations set by state or local laws (if any). **(HOME)**
- Owner-Contractor Agreements. If the Owner is not also the general contractor, all developments financed in whole or in part with a HOME Loan for construction must use an AIA Standard Form Agreement between Owner and contractor, with Standard Form Terms and Conditions. The contract can either be stipulated sum or cost plus a fee with a maximum. **(HOME)**
- Partnership Agreements. The partnership agreement and any amendments must be fully executed prior to the HOME Loan closing. The Partnership Agreement and any amendments must reflect the terms of the HOME Loan transaction on all material points. If the Owner is a limited liability company, an operating agreement in a form satisfactory to DCA must be fully executed before the HOME loan closing. After the HOME loan closing, the partnership agreement or the operating agreement (as the case may be) may not be further amended without GHFA's prior approval. **(HOME)**
- Payment and Performance Bonds. A 100% payment and performance bond will be required for all developments funded with HOME Loans. The issuer of the bonds and the terms of the bonds must be satisfactory to DCA in its sole discretion. The cost of these bonds shall be included in the six percent general requirements limit for the construction contract (see "Builders Cost Limitations" above). When an Identity of Interest exist and the contractor cannot obtain a payment and performance bond, a letter of credit or construction loan can be utilized in lieu of a payment

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and performance bond. The cost of the letter of credit or construction loan will be included in general requirements.

A waiver of the requirement for payment and performance bonds may only be granted when there is an Identity of Interest between the Owner/Developer and the contractor, regardless of the contract amount, since such a relationship is usually not bondable.

A waiver will not be considered unless:

1. The Owner agrees to provide a construction completion guaranty and payment guarantee, secured by a letter of credit from a federally-insured institution with a value of at least 50% of the total construction cost, including profit and overhead; or
 2. The Owner agrees to secure a construction loan with private financing. GHFA will disburse funds during the construction period, in an amount not to exceed \$2,500 per construction draw. **(HOME)**
- Permanent Debt Financing.* Permanent debt financing shall have a minimum term of 5 years. **(Both)**
 - Public Housing Units. HOME and/or Credits cannot be used for the construction or rehabilitation of public housing units except in Mixed Income projects (eligible for Mixed Income points) that include public housing units and a portion of the Total Development Cost is from another clearly identified funding source. **(Both)**
 - Relocation and Displacement of Tenants. For all HOME Loan and Credits projects, the completed and executed tenant household data forms must be submitted with the Application for every occupied unit in each building to be rehabilitated. The Applicant is responsible for the accuracy of the information on the data forms. Applications for HOME Loans that require relocation of existing tenants due to rehabilitation work will be accepted only with a relocation plan (including a sufficient budget) that in the opinion of DCA meets the requirements of the Uniform Relocation Act and any other applicable laws.

Funding sources other than the DCA HOME Loan must be used to finance the relocation costs. For Credits projects, DCA will not allow permanent displacement of tenants, if avoidable. If the Applicant anticipates displacing tenants, the Applicant must include in the Application a detailed displacement plan, which sets forth the specifics of the displacement, including a projected budget, and an explanation of efforts planned by the Applicant to mitigate the impact of the displacement. Any displacement of tenants will be subject to DCA's prior written approval.

In the event condemnation proceedings are pending against a proposed project, DCA's relocation policies are applicable to all tenants residing at the property at the time of application.

Properties that have HOPE VI or other master relocation plans must submit those plans with their application even if HUD has approved those plans.
(Both)

- Rent-Up Reserves. A reasonable rent-up reserve is required for all projects based on the estimated projected lease up deficit.. DCA will determine the reasonableness of the Reserve. All funds remaining in the Rent-Up Reserve account at the time a project reaches 93% occupancy can be utilized to pay down any deferred developer fee, reduce any existing loan balance, supplement the

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Replacement Reserve or Operating Deficit Reserve account, or address any project purpose approved by DCA. . **(BOTH)**

- Replacement Plan. A Replacement Plan and schedule must be submitted to DCA with the design development documents no later than 90 days from award notification. The calculations and assumptions used in the Replacement Plan should take into account the fact that over the life of the project, capital items such as building roofs, parking lots, HVAC systems, major appliances, etc., will need to be replaced. At a minimum, the Replacement Plan must reflect reserve contributions and, depending on the projects characteristics, may require contribution amounts greater than the minimum Replacement Reserves requirements. **(Both)**
- Replacement Reserve. A Replacement Reserve, based on a Replacement Plan, is required for all projects awarded funding under the Plan and must be included in the operating budget. Contributions must be made to the reserve account, starting at or before the conversion date of the construction loan to permanent loan and must be funded for the term of the loan in accordance with the Replacement Plan. The following minimum contributions must be used:
 1. Rehabilitation - \$25.00 per unit per month (\$300 per unit per year)
 2. New Construction - \$16.70 per unit per month (\$200 per unit per year)
 3. Single Family Units – \$33.30 per unit per month (\$400 per unit per year)

Replacement Reserve funds may be used only for capital improvements and system replacements, and must not be used for general maintenance expenses. Replacement Reserves must escalate at a rate of 3% per year. If the Replacement Plan indicates that an amount greater than the minimum reserve outlined above is necessary, then this greater amount will be required and must be escalated at a rate of 3% per year. DCA will, at its discretion, adjust the Replacement Reserve to reflect reasonable and customary capital and replacement expenditures. For Rehabilitation Projects, the physical needs assessment will also be reviewed in determining whether sufficient reserves have been established. **(Both)**

- Replacement Reserve Withdrawals. All withdrawals from the Replacement Reserve account must be approved by DCA in advance. The senior lender must maintain the Replacement Reserve account in a FDIC insured financial institution. Interest earned on the Replacement Reserve account shall be added to the account as an additional contribution and will not be credited against the required monthly cash contributions. **(HOME)**
- Retainage. The loan agreement between the Project Owner and GHFA will provide that GHFA may retain 10% of the amounts that it has approved for each draw request (“the retainage”) until the project reaches 50% completion. Thereafter GHFA will retain 5% of the amount that it has approved for each draw request, resulting in a total retainage of 7.5% at Substantial Completion. The construction contract must provide and the contractor must acknowledge that GHFA has the right to withhold such retainage and that the retainage will not be disbursed until full and final completion of the construction. **(HOME)**
- Revenue, Vacancy, and Expense Trends. Revenue should be trended at 2% per year, operating expenses at 3% and vacancy and collection loss at 7%. **(Both)**
- Rural Projects. DCA recognizes that Rural projects may involve greater financial risk than non-Rural projects. While a sufficient economic base to support a proposed Rural project may exist at the time of Application, the loss of a predominate industry or employer, or other extenuating circumstances out of the control of the Applicant could result in a major economic impact on the

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project. To mitigate this increased financial risk, DCA will consider loan modifications during the course of the HOME Loan for projects which have suffered a demonstrated major economic impact as a result of the loss of a predominate industry or employer or other extenuating circumstances. The loan modification may be structured to allow the Owners to maintain Ownership and control of the property and to continue providing affordable housing to the extent it is needed in the community. **(HOME)**

- Section 8 Rental Assistance. No Owner may deny a unit to applicants possessing a Section 8 Rental Assistance certificate or voucher unless those applicants fail to meet the minimum requirements for all leaseholders. Federal statutes prohibit discrimination against Section 8 certificate and voucher holders. DCA will closely monitor whether the tenant application process is structured to avoid such discrimination or whether any actions are taken to discourage Section 8 Rental Assistance certificate or voucher holders from applying. Likewise, all lease provisions must be compatible and not in conflict with Section 8 leases. **(Both)**
- Stored Materials. DCA will not pay draw requests that include the cost of stored materials. Stored materials are considered to be materials that will not be incorporated into the construction within the subsequent thirty days from the date of any draw request. **(HOME)**
- Subsidy Layering Review. DCA will perform subsidy-layering analysis for HOME funded projects prior to the time of preliminary commitment for projects receiving tax credits from the state's low income housing tax credit allocation. In cases where the results of a DCA subsidy layering review indicated that there would be excess assistance, DCA will reduce the amount of the HOME loan to eliminate the excess. In addition, a subsidy layering review is also conducted during HOME loan underwriting prior to the closing of the HOME loan. **(HOME)**
- Subordination. The decision whether to subordinate DCA's regulatory agreement and/or lien position to a private lender's security deed will be made only after DCA considers the individual circumstances of each HOME Loan. Factors that will be considered include, but are not limited to, the senior loan amount, DCA's HOME Loan amount, debt coverage ratio, private lender's interest rates, loan maturity, type of loan, etc. In no instance will DCA subordinate to a public entity's loan. **(HOME)**
- Soft Cost Contingency. "Soft cost" or "total project" contingency, over and above the allowed construction contingency, will not be permitted as a budgeted line item. **(Both)**
- Stabilization. Projects will be considered stabilized when occupancy reaches 93% for three consecutive months, or actual revenue reaches 93% of budgeted revenues for three consecutive months. **(Both)**
- Syndicator Asset Management Fee. Syndicator asset management fees will be paid from the "after debt service" cash flow less the cash flow payments to DCA on the HOME permanent loans. **(HOME)**
- Tax Credit Percentages. For purposes of an application for 9% credits the Applicable Credit Percentage for the month of April 2006 should be utilized. For purposes of an application for 4% credits (Tax-Exempt Bond financed applications), the Applicable Credit Percentage for the month preceding the submission of the application for tax credits should be utilized. **(Credit)**

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- Tri-Party Agreements. A Tri-Party Agreement will be required for all DCA HOME Loan transactions involving another permanent lender that is not financing construction costs. The Tri-Party Agreement must clearly state, at a minimum, that the permanent lender has reviewed and approved the DCA HOME Loan documents, plans and specifications, development budget, tenant lease, environmental assessment, construction contract, title exceptions legal description, management agreement, partnership agreement, borrower's certificate of limited partnership, survey, appraisal, form of subordination agreement, and items necessary to satisfy the permanent commitment regarding completion of construction of the improvements of the collateral property. **(HOME)**

- Utility Allowance (UA). Applicants should establish utility allowances for the property as follows:

1. USDA-Assisted Buildings – If a building receives assistance from the USDA (formerly called the Farmer’s Home Administration, or FmHA), the USDA-prescribed utility allowance applies to all rent-restricted units in the building. The USDA-approved allowance applies even if the building is assisted by any other program or agency. Examples of USDA assistance include assistance provided under the USDA Section 515 rural rental loan program and USDA rental assistance.
2. Buildings with USDA-Assisted Tenants. If any resident of a building receives USDA rental assistance, the USDA-approved utility allowance applies to all rent-restricted units in the building. This is even the case if residents of some units receive rental assistance from the U.S. Department of Housing and Urban Development (HUD).
3. HUD-Regulated Buildings. If neither a building nor any resident in the building receives USDA assistance, and HUD annually reviews the rents and utility allowances for the property (such as for Section 8 and Section 236 projects), the HUD-prescribed utility allowance is used. This rule doesn’t apply to buildings that have only FHA-insured mortgages.
4. DCA HOME/Tax Credit buildings. If a building is neither an USDA-assisted or HUD-regulated property, and no tenant in the building receives USDA rental assistance, there are two possible methods for establishing the utility allowance. These include:
 - A. The allowance established by the local Public Housing Agency (PHA) for the Section 8 Program in the locality where the property is located. However, the electric allowances may be calculated as outlined in Section B below.
 - B. A written project specific estimate by a Utility Provider for the electric allowance only may also be used. If a private estimate is obtained, it must be prepared in accordance with DCA Energy Simulation Tool Criteria requirements as outlined in the DCA Compliance Manual. The Energy Tool Criteria must be validated by a source acceptable to DCA as identified in the DCA Compliance Manual. Each year, the Utility Provider will recalculate the Utility Allowance based on the current rate and all other billing inputs to determine if there is any change in the allowance. See DCA Compliance Manual – Utility Allowances. Once this method of choosing a utility allowance is elected, the project must continue using this method during the entire compliance period for the project. However, any unit occupied by a resident with a Section 8 / Housing Choice Voucher must use the PHA utility allowance, even if a private estimate has been obtained.

(Both)

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- Work Scope Owners of projects receiving HOME loan funding in the 2006 round for the rehabilitation of an existing property must perform 100% of the rehabilitation work scope in accordance with the original physical needs assessment submitted with the Application. DCA may approve non-substantive modifications to the proposed work scope upon written request within its sole and absolute discretion. **(HOME)**

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Section 10. Eligibility

A. Applicants. For profit or nonprofit Owners of proposed newly constructed or rehabilitated rental housing to be occupied by low and very low-income households as set forth in the Plan, the Manual, and if applicable the HOME regulations and/or Section 42 of the Code, may apply. Eligible activities are the construction to permanent financing for the costs of constructing or rehabilitating rental housing as defined in the Plan. Rental dwelling units financed through the HOME Loan program must be affordable by low-to-moderate-income households as defined in the Plan, the Manual, and the HOME regulations. Eligible buildings contain one or more units designed for long-term, continuous residential rental use.

DCA reserves the right to perform a full criminal, employment, and credit investigation of all Project Participants.

In order to be eligible to participate, project participants must be current in all outstanding fees owed to DCA, including but not limited to Compliance Monitoring Fees and LIHTC allocation fees.

Proposed Project Participants may be ineligible to receive funding under the Plan if the proposed Project Participant falls within any one of the following categories:

1. Continuing Non-Compliance, Disqualification in DCA Programs. Principals of projects awarded Credits or HOME Loans in previous award cycles must remain materially in compliance with all applicable requirements of the Credits and the HOME Loan programs to remain eligible to compete for future Credits or HOME Loans. Material non-compliance status exists when, in the judgment of DCA, an Applicant exhibits a continual pattern of non-compliance or when an Applicant demonstrates an inability or an unwillingness to resolve non-compliance matters in a timely manner.

Additionally, Project Participants must start and complete outstanding DCA HOME Loan or Credits projects in a timely manner and meet all material obligations under applicable loan documents and/or carryover allocations to remain eligible to compete for future Credits or HOME Loans. Project Participants must accurately complete and submit all forms required under Federal regulations in a timely manner, including but not limited to tenant data and Davis-Bacon documentation. Project Participants must remain qualified to participate in all DCA-administered programs to remain eligible to compete for future Credits or HOME Loans. DCA will have the sole and absolute discretion to determine those parties ineligible to receive funding under the Plan due to non-compliance, default or disqualification status.

2. Federally Debarred & Suspended Entities. Any person (individual, corporation, partnership, association), principal (officer, director, Owner, partner, key employee, or person who has critical influence), or agent for a Project Participant (including Consultant) that is under debarment, proposed debarment, or suspension by a federal agency is ineligible to participate in the 2006 Competitive Scoring process. Such Applications will be rejected. Each Project Participant and consultant must also include in the Application a statement concerning all criminal convictions, indictments, and pending criminal investigations of all general partners and provide dates and details of each circumstance, unless otherwise prohibited by court order, statute or regulation.

3. Failure to Use Previously Awarded Credits. DCA's policy is that all projects awarded credits must be completed by the applicable Placed-In-Service date. It is not DCA's policy to allow credits to be exchanged for a future tax credit allocation. An owner who cannot utilize awarded credits for any reason must still pay the credit allocation fee for the project. Provided the owner returns the credits and pays the applicable tax credit allocation fee in a timely manner, the project is eligible to be resubmitted in a future application round. If the resubmitted Application is approved, the Owner will pay a new credit allocation

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fee. The owner must inform DCA of its intent to return credits. DCA will then direct the owner on the proper timing and process for returning the credits.

B. Projects.

1. Scattered Sites. Scattered-site projects will be eligible to apply if they have no more than six (6) non-contiguous parcels within a ½ mile radius and a minimum of four residential units per parcel.

All Applications proposing scattered sites must meet the following requirements:

- All of the residential units are income and rent restricted as set forth in Section 42 of the Code
- All buildings in the project must be under the ownership of one entity;
- All buildings in the project must be developed under one plan of financing and considered as a single project by all funding sources;
- All units in the scattered site Application must be managed by one management entity;
- The scattered sites must be appraised as a single proposed development, if applicable; and,
- Each site within the proposed project must meet all applicable threshold and scoring criteria.

2. Detached Single-Family Rental Housing. Detached single family housing proposals will be eligible for funding if they satisfy the following requirements:

- The Application must include in its development budget the costs associated with the continuous upkeep of each rental house, including ground maintenance, at the project Owner's expense. These costs must be supported by a detailed maintenance plan.
- The Application must have a detailed Replacement Reserve analysis and plan.
- The house designs must reflect architectural diversity through the use of different elevations and styles.
- Landscaping must be appropriate for detached, single family housing.
- For detached single-family housing projects that are using HOME and Tax Credits as a funding source, all of the units must be income and rent restricted in accordance with the Code and DCA requirements.

* Not Applicable to Bond Financed Projects

Section 11. Submission Requirements and Award Limitations

A. Pre-Application Submissions

Requests for experience determinations and compliance scores may be submitted prior to Application in the sole and absolute discretion of the Applicant. DCA will accept such requests on or before February 24, 2006. For experience determinations, the Experience Submittal Form should be completed in accordance with the Experience Submittal Form Instructions for each Owner, Developer, and Management Company to be considered by DCA. Compliance score determinations will be issued for individuals as well as for project teams. For compliance score determinations for individuals, the Compliance Summary Form must be submitted on or before February 24, 2006 for the individual. For project team scores, the Compliance Summary Form must be submitted for each member of the project team on or before February 24, 2006. Details of the proposed project, other than the size or the applicable range of the total number of units and type of project, are not required as part of these submissions.

Submissions under this category will only be evaluated if the submissions are complete and accurately prepared in accordance with the Experience Submittal Form instructions and the Compliance Summary Form instructions. Determinations made pursuant to this section will be provided to Applicants on or before March 17, 2006.

B. Application Submissions

1. DCA will conduct one Competitive Application cycle for 9% Credit and HOME Loan funding resources during 2006. Applications must be delivered by the deadline to:

Georgia Department of Community Affairs
Housing Finance Division/Office of Affordable Housing
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

The complete Application is due at DCA by 4:00 PM. **on May 4, 2006**. After this precise time, irrespective of any extenuating circumstances, no Applications or portions thereof will be accepted.

2. 4% Tax Credit Applications for Bond Financed Projects can be submitted throughout the year subsequent to Bond Allocation, but no later than sixty (60) days prior to bond closing date, and are subject to applicable criteria set out in the Core Plan, Threshold Criteria, Core Application Instructions, Core Application and Application Manual. All waiver requests must be submitted no later than 30 days prior to the 4% Tax Credit application submittal. Pre-Applications for the purpose of obtaining a market study may be submitted anytime.

3. A complete Application package must include one original binder and two copies, a scoring binder, an electronic original copy of the Application on a CD-R or CD-RW and all applicable Application fees as outlined in Section 14 hereof. (The scoring binder and self-score is not required for Bond Financed Applications). In the event the electronic version of the Core Application does not conform to the original print out of the Core Application, the electronic version of the Core Application shall be deemed the correct Application.

Applicants must submit complete Applications according to the directions and format prescribed in the 2006 Core Application Instructions and the 2006 Application Manual. No additional documentation will be accepted after the Application Submission deadline described in this Section unless specifically requested by DCA. The use of a third party or common carrier to deliver the Application does not relieve

* **Not Applicable to Bond Financed Projects**

the Applicant of its responsibility for meeting the Application Submission deadline. Consequently, there will be no exceptions to this deadline. In addition, no assemblage, packaging, or other form of Application preparation will be permitted at any time on DCA premises.

Applicants for 9% Credits and/or HOME funding will be required to self-score their Applications and fully explain their rationale in support of the scoring decision for each criterion. Applicants' self-scores must be done in strict accordance with the provisions of the Plan and the Application Manual. Any Application that does not include a completed self-scoring binder, prepared in accordance with the provisions of the Plan and the Application Manual, will be deemed incomplete.

4. Maximum Number of Applications.* DCA will assign sequential project numbers to all Applications in the order they are received, and prior to any form of Application review. Applicants will be permitted to submit a maximum of six Applications for funding resources under the Plan. This limitation applies to Ownership interests of all proposed Project Participants except for syndicators. Ownership interests of all Project Participants in the proposed Applications will be reviewed. If it is determined that a Project Participant has proposed Ownership interest in more than six Applications DCA will only evaluate the first six project Applications submitted to DCA. Any other Applications, which include the same Project Participant, will be considered ineligible and will not be evaluated.

C. Award Limitations*

1. Maximum Ownership Interests. Applicants will be limited to direct or indirect Ownership interest in projects in which the combined total Federal Credit from the 2006 competitive funding round cannot exceed \$1,750,000 and/or total HOME funding cannot exceed thirty five percent (35%) of the total HOME Loan resources available. This limitation applies to direct or indirect Ownership interests of all proposed Project Participants, except Syndicators. Once an applicant has been awarded projects that meet the above limits, all of that Applicant's lower scoring projects will be deemed ineligible. For nonprofit applicants, DCA will look at Executive Directors and common threads of effective control as well as whether different nonprofit entities have met DCA Experience requirements through the same individuals or entities.

2. Maximum Ownership Interest Exception. The exceptions to the above is that an Owner who has reached the above limits may (1) partner or consult with an inexperienced unrelated entity for purposes of the inexperienced unrelated entity meeting DCA experience requirements pursuant to Appendix I, Section 18, paragraph D or (2) serve as a Developer in a project in which he has no Ownership interest. However, such Owners are limited to two additional projects under this exception.

An Experienced Entity that has not met its maximum Ownership cap may also (1) partner or consult with an inexperienced entity for purposes of the inexperienced entity meeting DCA experience requirements pursuant to Appendix I, Section 18, paragraph D or (2) serve as a Developer in a project in which he has no Ownership interest. However, such entities are limited to two projects pursuant to this section. Each inexperienced unrelated entity must materially participate in the ownership of the project. DCA will review documentation submitted by each applicant to determine that the partnership with the inexperienced entity is bonafide. Each applicant seeking to utilize this exception must complete the appropriate DCA Certification Form.

3. Other Limitations. Inexperienced Owners and Developers that meet experience through partnering or consultant contracts with an experienced Owner and/or Developer are limited to one project. If the experienced partner or consultant proposed in the Application is awarded two projects pursuant to Section 11(2), then the inexperienced Owner or Developer may replace such experienced partner or

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consultant with another experienced partner or consultant if the project is selected. The replacement partner or consultant must be approved by DCA.

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Section 12. Post Award Deadlines

Formal Firm Commitments*. Formal firm commitments for equity and non-DCA debt must be submitted to DCA within 75 days of issuance of the carryover allocation.

Design Development Documents. For 9% deals, Design Development Documents as fully outlined in the Architectural Submittal Instructions in the Manual must be submitted to DCA for review and approval no later than 90 days from carryover allocation date.

For 4% deals, Design Development Documents as fully outlined in the Architectural Submittal Instructions in the Manual must be submitted to DCA for review and approval no later than 90 days from issuance of the Letter of Determination.

Tax Credit only Projects/Commencement of Construction/Rehabilitation*. Owners of projects receiving 9% Tax Credits for new construction or rehabilitation in the 2006 round must commence construction or rehabilitation no later than September **30, 2007**. Failure to commence construction as scheduled may cause an automatic recapture of the Credits. DCA will closely monitor construction start dates.

Tax Credit and Home Projects/Commencement of Construction/Rehabilitation*. Projects receiving HOME Loans must not begin construction prior to the HOME Loan closing. However, all projects receiving a HOME loan award in 2006 must have satisfied all conditions necessary to commence construction within one year of the date of the initial HOME commitment. Exceptions may be granted by DCA at its sole and absolute discretion in accordance with HUD regulations, but must be requested prior to the start of construction. DCA will closely monitor construction start dates. Failure to comply with this policy may result in cancellation of the HOME Loan Commitment or other penalties.

HOME Loan Closing*. All projects receiving a HOME Loan award in 2006 must close their HOME Loans on or before September 1, 2007. Applicants unable to close within that time period may have their commitment for HOME funds withdrawn.

Completion of Work Scope.* Owners of projects receiving Credits in the 2006 round for the rehabilitation of an existing property must perform 100% of the work scope in accordance with the original physical needs assessment submitted with the Application no later than **December 31, 2008**. Owners of properties receiving Credits for new construction in the 2006 round must perform 100% of the work scope as set forth in the DCA approved construction drawings and specifications no later than **December 31, 2008**. Certificates of Occupancy for the residential buildings must be issued by the local jurisdiction before end of business December 31, 2008. Temporary Certificates of Occupancy that prohibit occupancy or condition occupancy will not be accepted to meet this requirement. DCA will inspect projects requesting IRS Form(s) 8609 to ensure that all work has been completed prior to issuing Form(s) 8609. If a lesser percentage is completed, DCA reserves the right to recapture all Credits allocated. At its sole and absolute discretion, DCA may approve modifications to the proposed work scope upon written request.

Placement-In-Service.* Owners of projects receiving Credits in the 2006 round must place all buildings in the project in service by **December 31, 2008**.

Compliance Monitoring Fee Payment Date. All compliance monitoring fees must be paid within 18 months of issuance of the carryover allocation document, but no later than the placed in service date or December 31, 2008, whichever is earliest. Failure to do so may adversely affect the Applicant's ability to

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compete in future funding rounds. In no case will the final Federal Credit allocation (IRS Form 8609) be issued before these fees are paid.

Final Allocation Deadline. Owners of projects receiving Credits in the 2006 round must apply for Final Allocation and request for issuance of IRS form(s) 8609 by **February 15, 2009**. IRS form(s) 8609 for a project will be issued only once for the entire project as proposed in the Application. Form(s) 8609 will not be issued as buildings are placed in service. Extensions may be approved by DCA on a case-by case basis.

Section 13. Project Reconfiguration/Application Modification

Generally, Applicants will not be allowed to make any changes to the Application after Application Submission to DCA. If Applicants believe extenuating circumstances warrant a change, and the change would not significantly alter the project's original concept, a written request for such a change will be considered by DCA. However, changes cannot be made without DCA's written approval, and such approval will be at DCA's sole and absolute discretion. This provision applies to any changes proposed after Application Submission, and if an award is made, throughout the project's Compliance Period or Period of Affordability, whichever is longer. Applicants' written requests must clearly establish the importance of the change, and why it is necessary to ensure the project's long-term financial feasibility and economic viability.

DCA will determine, in its sole and absolute discretion, whether or not a requested change will be authorized. The prohibition against changing any part of the Application without the prior written approval of DCA includes direct or indirect transfers of the general partner's or Developer's interest. Failure to abide by this provision will adversely affect the Applicant's eligibility to receive future DCA funding.

DCA may allow Applicants to correct deficiencies in the Application if DCA does not approve a sufficient number of Applications to use all the Credits authority available in an Application cycle *and* it receives Applications that are acceptable except for minor deficiencies that the Applicant can address within a reasonable period of time (generally not to exceed 10 business days).

Section 14. Fees

The fees indicated in this Section will be charged based on the legal status of the Applicants. All fees must be paid by certified funds or money order made payable to the Georgia Department of Community Affairs.

- **Compliance Monitoring Fees for Multiple Programs.** When DCA is required to monitor projects for compliance with tenant income and/or rent limitations of more than one program e.g., Credits and FDIC, the applicable monitoring fees for each program will be charged. Credits compliance fees must be paid no later than when the project is placed in service. Failure to do so may adversely affect the Applicant's ability to compete in future funding rounds.
- **Late Fees.** Any late fees imposed by DCA will not be considered as a project cost for underwriting purposes.

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FEE SCHEDULE
For Profit, Nonprofit, and For Profit/Nonprofit Joint Ventures

	Fees	Due Date
2006 Credit (only) Application Fee (includes market study fee of \$6,000), the balance of the fee may not be included in Eligible Basis.	\$8,500 For Profits \$8,500 For Profit/Nonprofit Joint Venture \$7,500 Nonprofit	Application Submission*
2006 HOME (only) Application Fee (includes market study fee of \$6,000)	\$7,500 For Profits \$7,500 For Profit/Nonprofit Joint Venture \$7,500 Nonprofit	Application Submission*
2006 HOME Loan/ Credit Application Fee (includes market Study fee of \$6,000), the balance of the fee may not be included in Eligible Basis.	\$9,000 For Profits \$9,000 For Profit/Nonprofit Joint Venture \$8,000 Nonprofit	Application Submission*
Credit Allocation Fee	7% of annual federal credit allocation	At time carryover allocation sent in except for Non Profit sole general partners which can submit at or before construction commencement deadline*
Credit Compliance Monitoring Fee (calculated on a per unit basis for all project units)	\$150 – USDA 515 projects \$150 – URFA bond projects \$600 – Bond/4% Credit projects \$600 – Others	Within 18 months of Issuance of carryover allocation, but no later than the project placed in service date Bond/4% credit compliance fees are due within 18 months of issuance of Letter of Determination
Bond/4% Credit Eligibility Opinion Letter (includes market study fee)	\$7,000	Application Submission or Pre-Application Submission
Bond/4% Credit Processing Fee	7% of annual Federal Credit amount	Due within 30 calendar days of issuance of Letter of Determination
Final Inspection Fee (for all LIHTC properties, both 4% and 9%, excluding those projects involving HOME funds)	\$2,500	Due within 30 days of final draw but no later than 30 days prior to the placed in service date
Front End Analysis (applicable when an Identity of Interest exist between the Developer or Owner and the general contractor)	\$2,200	Upon invoicing by DCA during underwriting. (HOME Loans only)
Appraisal Fee (HOME Loans only)	Based on DCA cost	Upon invoicing by DCA during underwriting.
Probationary Participation Application Fee	\$2,500	No later than 3/6/06 or, no later than 30 days prior to the submittal of the 4% Tax Credit Application
Environmental Review Costs	Based on Actual Costs incurred by DCA to retain consultants	Upon Invoicing by DCA
Project Application Amendments, Post Award Project Concept Amendments, Cost Certification Amendments	\$1,500 per request	At time of submission of request for amendment
Operating Expense Waiver	\$1,000 per waiver	No later than 3/6/06 or, no later than 30

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		days prior to the submittal of the 4% Tax Credit Application.
Architectural Standards Waiver	\$1,000 per waiver	No later than 3/6/06 or, no later than 30 days prior to the submittal of the 4% Application
Owner Experience Waiver	\$1,000 per waiver	No later than 4/3/06 or, no later than 30 days prior to the submittal of the 4% Tax Credit Application
Developer Experience Waiver	\$1,000 per waiver	No later than 4/3/06 or, no later than 30 days prior to the submittal of the 4% Tax Credit Application
Manager Experience Waiver	\$1,000 per waiver	No later than 4/3/06 or, no later than 30 days prior to the submittal of the 4% Tax Credit Application
Per Unit Cost Limitation Waiver	\$1,000 per waiver	No later than 3/6/06 or, no later than 30 days prior to the submittal of the 4% Tax Credit Application

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Section 15. Evaluation of Applications

Completeness Review The 2006 DCA 9% Tax Credit and HOME funding resources will be made available to projects through a Competitive Scoring process. Applications received by DCA will be reviewed for completeness, as set forth in the Manual, including but not limited to:

- Organization of the Application;
- Inclusion of all required Application forms; and
- Submission of all required supporting documents; and
- the Electronic Application

4% Tax Credits for Bond Financed Applications will be issued Letters of Determination of eligibility for tax credit based on all applicable criteria as set forth in the 2006 Qualified Allocation Plan, Appendix I Threshold Criteria, the 2006 Application Manual and the 2006 Core Application Instructions and 2006 Core Electronic Application.

Threshold Review Complete Applications will be reviewed to determine if the project meets the Threshold requirements set forth in Appendix I. The Applications that fail to meet Threshold requirements will be notified in writing (by facsimile) of the specific requirement(s) that the Application did not meet. If an Applicant believes the Threshold requirement(s) was met, the Applicant must respond in writing within 5 calendar days from the date of the DCA notification letter. The response must provide a clear and specific explanation of why the Applicant believes DCA's initial determination was incorrect. DCA will review the response and if DCA decides that the initial determination was incorrect, the Application will be considered to have met Threshold requirement.

Threshold Clarification Period If an Application contains Threshold deficiencies which, in the determination of DCA, are either administrative in nature or are caused by a missing or incomplete document or the need for clarification of information submitted in the Application, DCA may request correction or clarification for such deficiencies. Such request is referred to as the "clarification request". DCA will provide this request in the form of a facsimile to the Applicant.

Applicants receiving a clarification request may supply missing or incomplete information and may clarify any inconsistencies related to the specific items identified by DCA in the clarification request. The clarification period will begin on the date of the clarification request and shall end at 4:00 p.m. Eastern Time, on the date specified in the clarification request. The clarification request shall specify the means and methods by which missing items may be supplied, incomplete items completed and inconsistencies clarified.

Applicants may not submit additional items for the purpose of increasing their score. **Any documentation that is provided during the threshold review period that is also applicable to a related scoring item will be reviewed only for threshold clarifications and will not be utilized during the scoring review process for the Application.**

Scoring Review* Complete Applications that meet the Threshold requirements described in Appendix I will be allowed into the Competitive Scoring process as set forth in Appendix II. Scored Applications will be ranked in descending order by total point score. Applicants will be required to self-score their Applications and fully explain their rationale in support of the scoring decision for each criterion. Applicants' self-scores must be done in strict accordance with the provisions of the Plan and the Application Manual. Any Application that does not include a completed self-scoring binder, prepared in accordance with the provisions of the Plan and the Application Manual, will be deemed incomplete. DCA scoring decisions on Applications submitted in previous rounds are not binding for Applications submitted in this round. DCA reserves the right to interpret provisions of the QAP differently each year in

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its sole and absolute discretion. DCA will provide the preliminary results of the Competitive Scoring process to all Applicants. DCA will provide the preliminary scores by facsimile to the Applicant. Applicants will be given a forty-eight (48) hour comment period to provide comments to DCA regarding the preliminary Scoring Results. Applicants may not submit additional items for the purpose of curing scoring deficiencies, justifying their self-scores or increasing their scores. Comments must be limited to the Applicants opinions regarding DCA's scoring determinations.

DCA will review all comments that are received during the comment period. However, DCA is not obligated to give consideration to or revise its preliminary score based on comments received. Any decision DCA makes, and any action or inaction by DCA in administering the review of the comments shall be final and conclusive and shall not be subject to any review, whether judicial, administrative or otherwise, and shall not be covered by, subject to, or required to comply with or satisfy any provisions of Chapter 13 of Title 50 of the Official Code of Georgia Annotated, the "Georgia Administrative Procedure Act."

Competitive Application Selection* Generally, the highest scoring Applications with favorable market studies will be allocated resources without regard to resource type requested or geographical location, except as noted below and elsewhere in the plan:

- DCA reserves the right to allocate resources to lower ranked proposals to achieve a better mix of resource usage or a better geographical distribution of resources.
- If funding Credit-only Applications will deplete available Credits, then DCA may elect to fund lower scoring Applications that are requesting a combination of Credits and a HOME Loan.
- If sufficient HOME funds are not available to fund the next ranked Credit/HOME Application or HOME-only Application, DCA may elect to fund a lower scoring Credit and HOME or HOME only project for which the remaining funds are sufficient.
- If a geographic area of the state will receive an inequitable share of the available resources as determined by the Competitive Scoring process, DCA may choose to fund other proposals even though they have a lower relative ranking.
 - Applications that do not score high enough to receive an award will be placed on a waiting list. If additional funding becomes available the next highest-scoring Application on the list will be eligible, subject to DCA's discretion.

Tie-Breaker* In the event one or more projects have the same score but DCA has insufficient resources to fund all of the projects having that score, the following criteria will be utilized to select the funded projects:

- Geographical distribution of resources, including Rural projects and the lack of availability of other affordable housing
- Expiring DCA LIHTC properties
- Projects that use HOPE VI funding
- Projects that use less DCA resources

DCA's Administrative Discretion* DCA reserves the right to allocate resources to lower ranked proposals to achieve a better mix of resource usage or a better geographical distribution of resources as described above, or for any other reason judged by DCA to be meritorious. Such actions will be made at DCA's sole and absolute discretion. Any decision DCA makes, and any action or inaction by DCA in administering, managing, and operating the system, shall be final and conclusive and shall not be subject to any review, whether judicial, administrative or otherwise, and shall not be covered by, subject to, or required to comply with or satisfy any provisions of Chapter 13 of Title 50 of the Official Code of Georgia Annotated, the "Georgia Administrative Procedure Act."

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Special Allocation Considerations* In its sole and absolute discretion, and where warranted by extenuating circumstances, DCA reserves the right to allocate Credits, up to the first day of the allocation round, based on the prior year's allocation plan with all applicable terms and conditions to projects that received an allocation in the prior year.

Final Notification* DCA will provide the final results of the Competitive Scoring process to all Applicants as soon as possible after the process has been completed. A separate letter will notify those Applicants whose projects are selected for awards. Also, if a DCA HOME Loan is proposed, DCA will issue to the Applicant/borrower a preliminary loan commitment letter. This commitment letter, while not fully guarantying that the HOME Loan will be forthcoming, will set forth all conditions that, if met, will result in a HOME Loan.

Section 16. Georgia Open Records Act

All Applications are subject to disclosure under the Georgia Open Records Act (GORA). Applicants must agree in the Application to hold harmless DCA and GHFA for any and all losses associated with disclosures in accordance with GORA.

Requests to examine records or request copies of DCA documentation should be made in writing to ensure accuracy and proper processing. DCA will provide a timely acknowledgement of the request, and will estimate the costs, if any, for the services requested. A party may also elect to review the documents at the DCA offices. Under these circumstances, the party should forward to DCA a request to review specific documents and coordinate with DCA a time that is mutually agreeable. GORA allows the agency to charge a fee to cover the cost of a document custodian to access and review the requested records, to monitor the review process, and for the cost of copying requested documents.

Applicants who have taken advantage of the Open Records process to gain insight into the manner in which particular criteria have been previously rated, are advised that DCA reserves the right to change the manner in which it interprets and applies the QAP on an annual basis.

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Section 17. Monitoring and Compliance

The Applicant's compliance responsibilities begin with the award of the HOME funds and/or the Credit and will continue through the end of the Compliance Period, the Period of Affordability, or the term of the loan, whichever is longer.

Applicants are advised that DCA is required to monitor projects for compliance with the requirements of IRC Section 42, the HOME regulations at 24 CFR Part 92, the representations set forth in the Application, the requirements stated in this Plan, the requirements set forth in the respective program manuals and as represented in all restrictive documents. Although DCA is responsible for monitoring the Owners' compliance with these rules, regulations, and restrictions, this responsibility does not make DCA liable for an Owners' noncompliance.

Credit Compliance Monitoring Procedures (Tax Credit and Tax Exempt Bond/Tax Credit Properties)

Section 1.42-5(a) of U.S. Treasury Regulations requires that each Plan include a procedure that the housing credit agency (DCA) will follow in monitoring for noncompliance with the provisions of Section 42 and in notifying the Internal Revenue Service of any noncompliance of which DCA becomes aware.

The procedure for monitoring contained in the Plan must contain procedures consistent with the Regulations that address the following areas: record keeping and record retention; certification and review; on-site inspection; and notification as to noncompliance. This section is included in the Plan to comply with the mandate of the Regulations. DCA reserves the right to make such alteration or amendment to its monitoring procedures as may be required. Specific procedures that Owners must follow to remain in compliance with Program requirements are outlined in Credit Certification Training Materials. Changes and updates to these materials can be found on the DCA web site.

Required Training for Owners/Managers (Tax Credit, Tax Exempt Bond/Tax Credit and HOME Properties)

A representative of the Owner/general partner is required to successfully complete a compliance-training seminar provided by or sponsored by DCA. Limited partners are strongly encouraged to attend these training seminars, but may elect to have property managers serve as the limited partner's representative. Seminars for HOME, Tax Credit and HOME/Tax Credit compliance are offered on an ongoing basis by DCA. Certification testing is required and certificates are awarded upon successful completion of the training. The Owner of a Tax Credit and or HOME property will be required to submit to DCA a copy of the Certificate of Successful Completion for the training prior to the beginning of lease-up or prior to placing the first building in service.

All onsite property managers for projects which receive an allocation must attend and successfully complete a DCA-certified compliance training course prior to the first building Placed-In-Service date of the project. DCA may require onsite property managers and/or general partners of projects that have repetitive issues of noncompliance to attend additional compliance training.

Property and Record Compliance

A. For purposes of determining initial or ongoing eligibility and compliance with property maintenance requirements, DCA asserts the right to conduct on-site inspections of any project receiving Credit, HOME, or both Credit and HOME funding at any time through the end of the compliance period or the term of the loan, whichever is longer. DCA will provide written notice to the Owner of noncompliance findings and will assign an appropriate cure period.

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B. DCA asserts the right to perform an on-site inspection of tenant records on any project receiving Credit, HOME, or both Credit and HOME funding at any time through the end of the compliance period or term of the loan, whichever is longer. DCA will provide written notice to the Owner of noncompliance findings and will assign an appropriate cure period.

C. In the Credit Program, DCA is required to report all items of possible noncompliance to the IRS on IRS Form 8823. This form(s) will be issued to the Owner/general partner of the project. If noncompliance can be and has been cured by the end of the cure period, the correction will be noted on Form 8823. DCA and the IRS consider Form 8823 to be a confidential tax document and, as such, Form 8823 will not be provided to parties not having an Ownership interest in the project.

Reports to be provided to DCA

A. Owners' receiving HOME Loans are required to submit semi annual Occupancy Reports in a format prescribed in the DCA HOME Training Manual, together with copies of Tenant Income Certification for rental units leased during the quarter (beginning with initial lease-up date throughout the term of the loan. Owners are also required to submit a HOME Annual Owner's Certification and Annual Owner's Report in a format prescribed by DCA on or before February 28 of each year.

B. Owners receiving Credit are required to submit Quarterly Occupancy Reports with Tenant income certifications for rental units leased that quarter, beginning with the first building placed in service forward, until the end of the compliance period. Owners are also required to submit an Annual Owners Certification and Annual Owner's Report in a format prescribed by DCA each year within thirty days of the anniversary of the last building placed in service date.

C. Owners receiving HOME Loans and Credit are required to submit Quarterly Occupancy Reports from the placed in service date through the end of the loan or the compliance period, whichever is longer. Owners are also required to complete the HOME Annual Owners' Certification and Report and the Credit Annual Owners Certification and Annual Report in the prescribed DCA format on the dates stated above.

D. Owners who received Credit and/or HOME funding and are financed under Section 515 of the U.S. Department of Agriculture will not be required to submit monthly or quarterly reports. These properties are required to complete the HOME and/or Credit Annual Owners Certification and Annual Report in the prescribed DCA format on the dates stated above.

E. Owners of project that received Credit and are also financed with proceeds from tax-exempt bonds will be required to submit Quarterly Occupancy Reports beginning with the first building placed in service forward, until the end of the compliance period. Owners are also required to submit and Annual Owners Certification and Annual Owner's Reports in a format prescribed by DCA each year on the dates stated above.

Review

DCA will review the certifications submitted to determine whether or not the Owner has complied with the requirements of Section 42.

Annually, DCA will inspect at least thirty-three percent (33%) of affordable developments to which it has made an allocation under Section 42. In each development selected for review, DCA will review the low-income tenant certifications, the documentation the Owner has received to support that certification, the rent record for no fewer that twenty percent (20%) of the low-income units located in each such development. Records relating tenant income, supporting documentation and rent records will be selected

* **Not Applicable to Bond Financed Projects**

at random by the Authority's monitoring officer at the time the review is held. In addition, DCA Compliance Officers will conduct a physical inspection of each low-income unit that receives a record review. The purpose of this inspection will be to determine whether or not the units meet Uniform Physical Condition Standards as defined by the Department of Housing and Urban Development.

DCA will conduct a physical inspection of approximately ten- percent (10%) of the units at each project and will review approximately ten percent (10%) of the tenant files each year at properties that have received DCA HOME funds. Additional federal requirements will also be reviewed on an annual basis.

As necessary, DCA will review additional documentation to support representation in the Application for funding.

Record Keeping and Record Retention

- A. Owners awarded HOME Loans must keep records for each assisted building as stipulated in the final HOME regulations (as amended) and as stated in the Georgia HOME Manual.
- B. Owners allocated Credit must keep records for each building as stipulated in Section 42 of the IRS Code Section 1.42.5(b) and in the Georgia Low Income Housing Tax Credit Manual.
- C. Owners' receiving HOME Loans and Credit must follow the most stringent requirements of the two programs.

Inspection Record Retention provision (Tax Credit and Tax-Exempt Bond/Tax Credit Properties)

The Owner of a Credit property is required to retain all original local health, safety, or building code violation reports or notices that were issued by the State or local government unit for DCA's inspection. After DCA reviews the violation reports or notices and completes its inspection, unless the violation remains uncorrected, the Owner may dispose of these reports or notices.

Compliance Standards

- A. Assessment of Noncompliance

Principals of projects awarded Credit or HOME in previous cycles must remain materially in compliance with Credit and HOME program requirements (if applicable) to remain eligible to compete for future Credit awards or HOME Loans. Material noncompliance status exists when a party exhibits a continual pattern of noncompliance, or when a party demonstrates an inability or an unwillingness to resolve noncompliance matter in a timely manner. DCA will have sole and absolute discretion in determining those parties ineligible to participate in the OAH financing competition due to noncompliance status.

* Not Applicable to Bond Financed Projects

B. Cure Period Standards

DCA will notify the Owner in writing of any possible findings of noncompliance. Each item of noncompliance will have an assigned cure period. The cure periods will typically range from thirty (30) days to a maximum of ninety days (90) days. Examples of noncompliance matters and typical cure periods are as follows:

Noncompliance Items	Typical Cure Periods
Health and Safety	
Any issue	48 hours
Administrative Noncompliance	
Incomplete or incorrect tenant income certifications	30 days
Affidavits not notarized	30 days
Failure to report on a quarterly or annual basis	30 days
Project Wide Noncompliance	
Incorrect utility allowance	60 days
Violations of the 40/50 Rule	60 days
Rent overages	60 days
Incurable Instances of Noncompliance	
Submission of fraudulent information to DCA	No Cure

Monitoring Fees

DCA charges a monitoring fee for all Tax Credit developments containing five or more low-income units. Credit recipients will be required to pay the entire fee covering the 15-year Compliance Period prior to the issuance of the project's IRS Forms 8609.

Compliance Monitoring Responsibilities

A. DCA may choose to delegate all or a portion of its compliance monitoring responsibilities to an agent or other private contractor. This option, if chosen, does not relieve DCA of its obligation to notify HUD or the IRS of noncompliance instances. DCA may also delegate some or all of its compliance monitoring responsibilities to another State agency. This delegation may include the responsibility of notifying the IRS of noncompliance.

B. Applicants must inform DCA of all conditions or extenuating circumstances at each project that may impact compliance monitoring duties. Any questions regarding compliance with the Credit or HOME programs should be addressed in writing and faxed to DCA's Compliance Monitoring Section at (404) 327-6849.

* Not Applicable to Bond Financed Projects

Section 18. Modification of the Plan

Without limiting the generality of DCA's power and authority to administer, operate, and manage the allocation of Credits and HOME Loans according to federal law, federal procedures, and the Plan, DCA shall make such determinations and decisions, publish administrative rules, require the use of such forms, establish such procedures, and otherwise administer, operate, and manage allocations of Credits and HOME Loans and funds in such respects as may be, in DCA's determination, necessary, desirable, or incident to its responsibilities as the administrator, operator, and manager of allocations of Credits and HOME Loans.

The Governor recognizes and acknowledges that DCA will encounter situations which have not been foreseen or provided for in the Plan and expressly delegates to DCA the power to amend the Plan, after the public has had the opportunity to comment through the public hearing process, and to administer, operate, and manage allocations of Credits and HOME Loans in all situations and circumstances, both foreseen and unforeseen, including, without limiting the generality of the foregoing, the power and authority to control and establish procedures for controlling any misuse or abuses of the Credits or HOME Loan allocation system and the power and authority to resolve conflicts, inconsistencies, or ambiguities, if any, in the Plan or which may arise in administering, operating, or managing Credits or HOME Loan allocations pursuant to the Plan. The Governor further expressly delegates to DCA the authority to amend the Plan to ensure compliance with federal law and regulations as such federal law may be amended and as federal regulations are promulgated governing Credits and the HOME Loan Program.

* Not Applicable to Bond Financed Projects

**STATE OF GEORGIA
2006 QUALIFIED ALLOCATION PLAN**

**APPENDIX I
THRESHOLD CRITERIA**

To be considered for DCA financing resources, Applications must meet the Threshold requirements described below.

1. Project Feasibility, Viability Analysis, and Conformance with Plan

General. In analyzing project economic forecasts, Applicants must use DCA's project economic pro forma assumptions and abide by the 2006 Plan, Appendices, Instructions and the Manual. Rent Standards derived from the most recent AMI, FMR, and UA must be used to determine project rent and rent restrictions. DCA will determine if the application has been submitted in compliance with all application instructions, tab checklist requirements, and QAP requirements for support documentation, necessary to make a full and complete assessment of the proposed project. Incomplete applications or applications that are submitted and do not comply with submission requirements may be deemed insufficient and may be subject to threshold failure. For each project that meets all other Threshold criteria, DCA will determine whether that project is financially feasible and may require documentation not specifically included in the minimum documentation requirements established in the Plan.

DCA will perform a Subsidy Layering Review of all sources and uses of funds in projects receiving HOME rental housing financing. In cases where the results of a DCA Subsidy Layering Review indicate that there will be excess assistance, DCA will reduce the amount of the Low Income Housing tax credits, if present, or the HOME funds in order to eliminate the excess as required by HOME regulations.

Project assumptions may be adjusted by DCA to reflect characteristics more representative of the project or its economic environment, including but not limited to, the pricing of the federal and state tax credits. DCA will evaluate financial feasibility for all applications (other than those with an assumption of existing fixed rate debt) using an interest rate specified in the preliminary commitment letter. If the interest rate is based upon a spread over an index rate, both the underlying index to be used and the spread should be identified in the preliminary commitment letter. DCA will utilize the applicable rate effective as of April 3, 2006. For noncompetitive projects, the effective date of the applicable rate will be the first business day of the full month preceding the Application submission date. The applicant must include documentation of the applicable index rate with the commitment letter.

DCA will determine whether an Application is financially feasible in its sole and absolute discretion. DCA's determinations will be final.

Only minor adjustments will be made by DCA to the financial proforma submitted by the Applicant. However, no adjustments (except error corrections) will be made to the following:

- Unit count and/or distribution
- Income and rent elections
- Rent structure
- Financing sources (with the exception of DDF)
- Total development cost

* Not Applicable to Bond Financed Projects

Appendix I Threshold Criteria

HOME Loans. When DCA reviews and underwrites a HOME Loan, it will consider the policies, assumptions and requirements set forth in the Plan and Manual to determine the debt capacity, the loan amount, and the terms to satisfy the debt. Project cash flow must be sufficient to ensure financial viability over the term of the HOME Loan and must provide for adequate reserves that must be maintained for the life of the HOME Loan. The use of other public financing sources and shorter HOME Loan terms will be favorably considered. For Applications proposing HOME Loans, the proposed return on investment for the owner/developer must be fair and reasonable with no windfall profits anticipated.

HOME Non-amortizing Balloon Loans. HOME non-amortizing Balloon Loans will be considered only for projects located in Rural areas and for projects that qualify for Special Needs points (as defined by the QAP).

Construction and Construction Costs. DCA will review the type of construction and associated hard construction costs. Applications for the rehabilitation of a substandard property will not be funded if, in the opinion of DCA, the rehabilitation will not result in improved, safe and decent long-term housing, the proposed rehabilitation does not meet DCA standards, or if new construction would be more appropriate. A similar review of project financial feasibility and economic viability will be conducted for all Applications proposing new construction to ensure that each project's construction hard costs will produce high quality housing for the targeted tenant market.

The minimum review standards for both rehabilitation and new construction projects are as follows:

- The expected life of the completed property must exceed by five years the greater of the Compliance Period or the Period of Affordability; and
- All construction must meet the requirements set forth in the Manual.
- Rehabilitation projects will be considered for funding only if the average per unit rehabilitation hard costs equal or exceed \$20,000 for properties 20 years old or less and the average per unit rehabilitation hard costs equal or exceed \$25,000 for properties that exceed 20 years old.
- The total hard cost of any rehabilitation project must not exceed 90% of the as-completed unrestricted appraised value of the property.
- DCA may grant a waiver to projects that will not meet the above per unit average rehabilitation hard cost only if the physical needs assessment must clearly document that the existing property does not require a comprehensive rehabilitation. A certification from the architect must also be provided documenting that the proposed work scope is sufficient to ensure that the completed project will be viable and meet the DCA Useful Life Requirements. DCA may require as a condition of the waiver, that the financial pro forma clearly provide for the full funding of the capital replacement reserve.

Scattered Sites. For Scattered Site Projects all units must be developed under one plan of financing and considered as a single project by all funding sources. All units located in a Scattered Site Project must comply with Section 42 Rent and Income Restrictions.

For Scattered Site Projects, DCA will evaluate the feasibility of the project as a whole.

Appendix I Threshold Criteria

2. Gross Rent Restrictions

HOME Rents.* For HOME Loans, rents must be affordable at initial lease-up and must remain affordable over the term of the HOME Loan. DCA will not underwrite rents below 30% of 50% of AMI unless a DCA-commissioned market study indicates that there is a substantial need and/or that the market will require rents to be lower for the property to achieve initial and long-term lease-up.

Applications proposing rents for General Multifamily projects below 30% of 50% of AMI must set tenant income restrictions at no more than 5 AMI percentage points above the AMI percentage used to set rents (i.e., rents underwritten at 30% of 40% of AMI must be income restricted at no greater than 30% of 45% of AMI).

Applicants proposing rents for Elderly Households and Housing for Older Persons projects below 30% of 50% of AMI must set tenant income restrictions at no more than 10 AMI percentage points above the AMI percentage used to set rents (i.e., rents underwritten at 30% of 40% of AMI must be income restricted at no greater than 30% of 50% of AMI).

For HOME projects, rents may not exceed Fair Market Rents for the appropriate bedroom size.

Credit Rents. For low-income units receiving Credits, the gross rents may not exceed 30% of 60% of the effective AMI table. Applicants should assume 1.5 persons per bedroom.

Credit and HOME Rents.* Dwelling unit rents must conform to the Code's and/or the HOME regulation's gross rent (contract rent and tenant UA) restrictions. Tenant UA must conform to the requirements set forth in the Plan and the Manual. In the event Credit, HOME, or other funds are requested, the most restrictive gross rents will govern. For Credit and HOME projects, rents may not exceed fair market rents. Applicants should assume 1.5 persons per bedroom.

Many DCA projects will combine Credits and a HOME Loan. As a result, the income targeting requirements are more stringent than for Credits alone. Specifically, at least 40% of the assisted units in each building of the project must be targeted to families at 50% of AMI, adjusted for family size. Additionally, DCA requires that gross rents must be set at 50% of AMI. All remaining assisted units must be targeted to families at 60% or less of AMI, adjusted for family size.

For Scattered Site projects, all units must meet the gross rent restrictions.

Appendix I Threshold Criteria

3. Unit Cost Limitations

Per unit costs must not exceed the following limits:	<u>Unit Type</u>	<u>Cost Limit</u>
	Efficiency	\$87,000
	1 Bedroom	\$100,000
	2 Bedroom	\$120,000
	3 Bedroom	\$135,000
	4 Bedroom +	\$156,000

DCA will consider waivers to the limitations stated above on a case-by-case basis. Waivers will be granted only for extraordinary circumstances. DCA will consider the basis for the cost waiver including, but not limited to, whether additional DCA resources are utilized for the additional cost. Applicants must submit sufficient documentation with their cost waiver request to justify the basis of the cost increase.

Waivers and applicable fees must be submitted to DCA by 4:00 p.m. on or before March 17, 2006 or no later than 30 days prior to application submittal for Bond Financed Projects. Within 30 days of the receipt of such waiver request, DCA will provide a response to the waiver request. If DCA determines that the project is not eligible for a cost waiver, any Application submitted for such project must reflect cost that are within the above unit cost limitations. For projects awarded a cost waiver, the developer fee will be calculated based on the allowable total development cost utilizing these DCA Per Unit Cost Limits. Post award costs that exceed the above unit cost limitations or a total development cost established pursuant to a waiver request do not require DCA's approval if additional DCA resources are not utilized to fund such additional cost and no additional developer fee is earned.

For HOME funded projects, the following subsidy limits will apply in addition to the cost limits above:	<u>Unit Type</u>	<u>Subsidy Limit</u>
	Efficiency	\$87,000
	1 Bedroom	\$100,000
	2 Bedroom	\$120,000
	3 Bedroom	\$135,000
	4 Bedroom +	\$156,000

For Scattered Site projects, all units must meet the per unit cost limitation requirements.

4. Site Control

Site control must be in the form of (1) a warranty deed that conveys title to the subject property to the current General Partner or proposed LP or 2) a legally binding contract to purchase the proposed project site in the name of the General Partner or proposed LP (or which provides for an assignment to the General Partner or proposed LP), or (3) a binding long-term ground lease or an option for a binding long-term ground lease, with a minimum term of forty-five (45) years. Contracts must be executed prior to Application Submission deadline, must include a legal description of the property and must provide legal control of the site to the proposed General Partner or proposed LP at least through September 15, 2006.

In the event the contract provides the Applicant with the option to renew the contract for specific periods of time, with the initial period ending prior to September 15, 2006, the renewal option in such contract must be enforceable by the Applicant until September 15, 2006. A copy of a recorded warranty deed or a fully executed contract must be submitted with the Application. All Contracts evidencing site control must meet the specifications set forth in the Manual.

For Scattered Site Projects, evidence of site control is required for each non-contiguous parcel.

Appendix I Threshold Criteria

5. Environmental Requirements

General

On-site and off-site specific environmental concerns identified in an environmental study are to be considered in the context of the criticality of the housing to be provided. DCA shall consider the public benefits of the housing and then weigh the benefits against the costs to mitigate the hazard, the potential health risks, and other financial and public policy implications. The project will not pass Threshold until all environmental matters are resolved in a manner satisfactory to DCA, in its sole and absolute discretion. For Scattered Site Projects the environmental requirements must be met for each non-contiguous parcel or each non-contiguous multifamily property.

Environmental Study. A Phase I environmental study prepared in accordance with the DCA Environmental Manual contained in the Application Manual must be included in the Application. The Applicant and the Qualified Environmental Professional must sign the environmental certification form and include it in the Application. This Phase I Environmental Study should fully address all recommendations of the consulting environmental engineer, and all such recommendations, including Phase II environmental studies (if required) or any additional testing, must be completed at the time of Application Submission. The Phase I (and Phase II where required) Environmental Study must have been conducted within six (6) months of the Application Submission. If an Environmental Study was completed prior to this six-month period, a copy of this earlier Environmental Study (and any others that are available) must be included in the Application along with an updated Environmental Study.

If an updated Environmental Study is necessary, it must meet all requirements set forth in the Environmental Review Guide located in the Manual. In addition to these requirements, the updated Environmental Study must include:

- details of the new reconnaissance with updated photos;
- an update of all regulatory reviews including federal and state lists;
- all original material and updates; and,
- a professional opinion provided by the qualified Environmental Professional completing the update addressing all conditions (changed and unchanged) to the site.

Flood Plains/Floodways

(a) Tax Credit Rehab Projects. Applications that propose the rehabilitation of existing buildings located in the 100-year flood plain/floodway, will meet Threshold criteria, only under the following conditions:

- An Architectural Conceptual Site Development Plan that clearly defines the areas of floodplain/floodway, with the Owner certification on the Architectural Site Information Form must be included in the Application.
- All areas of floodplain/floodway must be documented by the FEMA map for the areas in which the site is located. The proposed site for development must be located on that map.
- The lowest existing floor elevation of each building in the flood plain must be at least 6" above the FEMA designated flood plain/floodway elevation. Documentation must be submitted to clearly demonstrate existing conditions and should include a land survey indicating the location of the existing buildings, existing floodplain/floodway, elevation of existing floodplain/floodway, elevation of lowest floor level in existing buildings and FEMA elevation of the existing floodplain/floodway.

Appendix I Threshold Criteria

(b) Other Projects. For all other projects, building in the flood plain will be permitted only if the following conditions are met:

- An Architectural Conceptual Site Development Plan that clearly defines the areas of floodplain/floodway, with the Owner certification on the Architectural Site Information Form must be included in the Application.
- All areas of floodplain/floodway must be documented by the FEMA map for the areas in which the site is located. The proposed site for development must be located on that map.
- The city or county in which the floodplain/floodway area is located must provide written approval of the proposed reclassification of the property out of the floodplain/floodway area.
- A FEMA Conditional Letter of reclassification must be obtained for the property that shows that the property is eligible for reclassification out of the floodplain/floodway area and submitted at the time of application.
- A final letter of reclassification from FEMA along with an elevation certificate and all other information to document the reclassification must be provided to DCA at the completion of the project.

(c) HOME Projects and projects that have other HUD funded sources including but not limited to PBRA. In addition to the requirements listed for “Other Projects”, for applications requesting HOME funds the following requirements must also be met:

- The qualified Environmental Professional or Engineer must include an opinion as to whether or not the proposed project will impact any floodplain or floodway
- The qualified Environmental Professional or Engineer must document mitigation for impacts to existing floodplains/floodways planned for development, and include consideration of alternative locations for the development.
- Documentation that the Applicant has published the required Notices and met the requirements of the Eight Step Flood Management process set forth in 24 CFR 55.20

Wetlands

DCA does not allow the disturbance of wetlands in excess of one tenth (1/10th) of one acre for any project. No buildings or other improvements are to be located in any wetlands areas under any conditions. Any proposed development that does not meet these criteria will not meet Threshold.

The following documentation of the existence of Wetlands must be included in each:

- A Wetlands Delineation and USGS Maps are required to document the existence of wetland areas on the site, and must be included in the Environmental Study. (If there are no wetlands areas on the site, then a wetlands delineation is not required. However, in all cases USGS maps must be included in the environmental study.) The USGS Maps must clearly indicate the site location.
- The site reconnaissance must include observation of any and all wetland areas on the property.
- If Applicable, an Architectural Conceptual Site Development Plan that clearly defines the areas of wetlands with the Owner certification on the Architectural Site Information Form, indicating the acreage of wetlands that will be disturbed by the proposed project must be included in the Application

Appendix I Threshold Criteria

For applications requesting HOME funds or which have other HUD funds listed as sources, including but not limited to PBRA, the following **additional** requirements must be met:

- The qualified Environmental Professional or Engineer must document mitigation for impacts to any existing wetlands area(s) planned for development, and include consideration of alternative locations for the development.
- Documentation that the Applicant has published the required Notices and met the requirements of the Eight Step Wetlands Management process set forth in 24 CFR 55.20

Lead Based Paint (LBP) and Asbestos Containing Materials (ACM). For all existing properties to be rehabilitated under DCA programs and built prior to 1978, a survey of LBP and ACM must be included in the environmental study. The investigation must be completed according to EPA and HUD guidelines on properties that fall under the requirements of these agencies. If such materials exist on the properties the Qualified Environmental Professional must include recommendations for the management or abatement of these materials according to all EPA and HUD guidelines.

Water Leaks, Mold & Lead in Drinking Water. For all existing properties to be rehabilitated under DCA's programs a survey of water leaks, mold and testing for lead in drinking water must be completed according to EPA and HUD guidelines as applicable on properties that fall under the requirements of these agencies . If such conditions and/or materials exist on the properties the Qualified Environmental Professional must include recommendations for the elimination, removal or remediation of these conditions and/or materials according to all EPA and HUD guidelines, as applicable.

PCB's. For all construction applications, documentation must be submitted according to the requirements of the Environmental Manual.

Radon. For all Applications the Radon zone must be noted in the environmental study along with the Georgia Radon Map. For Applications that propose the rehabilitation of existing properties, radon testing within the existing buildings, according to EPA guidelines is required and the results must be included in the environmental study.

Noise Requirements. For all Applications, properties must meet the HUD requirements for sound. DCA will require a Noise Analysis according to the requirements of the HUD Noise Analysis Guide (NAG) if the Phase I Environmental consultant opines that one is required. The Environmental consultant must provide an opinion on the results of such study, and the report must contain recommendations for remediation of sound levels above the HUD Limitations. The HUD Noise Limitations must be met for both interior and exterior locations.

Additional Environmental Requirements for HOME/HUD funded Projects, including but not limited to PBRA. The Applicant, as outlined in the HOME/HUD Environmental Questionnaire, must complete additional requirements for HOME/HUD funded projects at the time of Application Submission.

For Scattered Site Projects, the environmental requirements must be met for each noncontiguous parcel.

Appendix I Threshold Criteria

6. Site Zoning

Zoning must be in place on or before the Application Submission deadline. Zoning of the development site must conform to the site development plan and must be confirmed, in writing, by the authorized Local Government official. The letter from the authorized Local Government official must be included in the Application. The letter must include the zoning and land use classification of the property and be accompanied by a clear explanation of the requirements and all conditions of these zoning and land use classifications. If the Local Government does not have or enforce a zoning ordinance, the Applicant must include a letter from a local government official to that effect.

The Applicant must provide documentation that demonstrates that the site layout conforms to any moratoriums, density, setbacks, or other imposed requirements of the Local Government. This documentation must be demonstrated on the Architectural Site Conceptual Development Plan either graphically or in written form.

It is the responsibility of the Applicant to ensure that all issues and questions surrounding the zoning and land use classification of a proposed site are clearly defined prior to Application Submission. Any unclear or unresolved issues of zoning and land use could result in Threshold failure of the Application.

For Scattered Site Projects, site zoning requirements must be met for each noncontiguous parcel.

7. Operating Utilities

Required project operating utilities (gas and electric service), as applicable, must be available to the proposed development site as of the Application Submission. To be considered "available" for the purposes of this section, all easements necessary for the utility providers to extend utilities to the property, and commitments from the utility providers to extend utilities to the property must be secured at the time of Application submission. Evidence of such easements and commitments from the utility provider must be included in the Application.

The Application must include a letter from the appropriate utility company confirming the availability and capacity of operating utilities at the proposed development site. The letters bearing signatures from the appropriate utility companies must be included in the Application. Any charges for the off-site extension of utility services are not eligible for funding as project costs under the funding resources in the Plan. The requirements for Operating Utilities must be met for each non-contiguous parcel or each non-contiguous multifamily property.

Operating utilities cannot be contingent on annexation of the property, improvement of infrastructure or funding to the utility provider from an outside source. Verification of the annexation and improvements must be submitted with the Application. Any unclear or unresolved issues regarding operating utilities may result in Threshold failure of the Application.

For Scattered Site Projects, operating utilities requirements must be met for each noncontiguous parcel.

Appendix I Threshold Criteria

8. Public Water/Sanitary Sewer/Storm Sewer

Public water and sewer service must be available at the proposed development site as of the Application Submission. To be considered "available" for the purposes of this section all easements necessary for the water and sewer authorities to extend the existing water and sewer services to the project, and commitments from the water and sewer authorities to extend the existing water and sewer services to the property must be secured at the time of Application Submission. Evidence of the easements and commitments from the water and sewer authorities must be included in the Application. A commitment can be subject only to conditions within the control of the Applicant. Letter(s) from the local public water and sewer authorities must document the availability and capacity of the existing public water and sewer service to the site. These letters from the appropriate public water and sewer authorities must be included in the Application. Any charges for the extension of off-site services are not eligible for funding as project costs under the funding resources in the Plan. Public water and/or sewer availability cannot be contingent on the construction of a water/sewer system, annexation of the property or funding to the utility provider from an outside source. Verification of the annexation and improvements must be submitted with the Application. Any unclear or unresolved issues regarding the public water/sanitary sewer/storm sewer may result in threshold failure of the Application.

For Scattered Site Projects, public water/Sanitary Sewer/Storm Sewer requirements must be met for each noncontiguous parcel.

9. Market Feasibility (Market Study)

DCA strongly recommends that, prior to submitting Applications, Applicants independently obtain a market study prepared in accordance with DCA's guidelines, sufficient to satisfy their own concerns as to market viability as outlined in the 2006 Application Manual. Applicants are encouraged to submit any market information with the Application that they believe may be helpful in determining the market feasibility of their proposal. An Applicant may submit an independent market study in the Application. However, DCA will not be bound by the opinion or conclusions reached by the Applicant-commissioned market study. The DCA-commissioned market study will take precedence.

Any market information or market study provided by the Applicant will be given to DCA's market analyst. By submitting this information or market study, Applicants are afforded the opportunity to provide input that may be important in the determination of market feasibility.

Market feasibility for HOME, 4% tax exempt Bond projects, and 9% Tax Credit projects, as measured by the DCA market analyst, will be based on, but not be limited, to the following factors:

- Market capture rates 30 percent or less for **all** 1 bedroom units, 30 percent or less for **all** 2 bedroom units, 40 percent or less for **all** 3 bedroom units and 50 percent or less for all 4 or more bedroom units in the project
- In Rural areas (as defined), market capture rates of 35 percent or less for **all** 1 bedroom units, 35 percent or less for **all** 2 bedroom units, 40 percent or less for **all** 3 bedroom units and 50 percent or less for all 4 or more bedroom units in the project
- The overall capture rate for **all** Tax Credit Units shall not exceed 30 percent for Urban Counties and 35 percent for Rural areas and the overall capture rate for **all** Market Rate Units shall not exceed 30% for Urban Counties and 35% for Rural areas
- Market capture rates for each AMI market segment type (i.e. 30%, 50%, 60% & market) for each **bedroom type** shall not exceed 70% for **all** bedroom types proposed in each segment
- An absorption period less than 24 months to reach stabilized occupancy

* Not Applicable to Bond Financed Projects

Appendix I Threshold Criteria

- Stabilized occupancy rate of 93% or above
- Unit mixes or target populations supported by the market
- No adverse impact to the occupancy and financial health of existing assisted rental housing properties in the market area. Assisted rental housing properties include those financed by Credits, USDA, HUD 202 or 811 (as appropriate), DCA or locally financed HOME properties, HTF, and HUD 221(d)(3) and 221 (d) (4) and other market rate FHA insured programs. DCA does not consider public housing properties in the adverse impact determination
- Competing proposed projects in the same geographic market area where, in part, location, unit mix, rent structure, market demand, and other factors favor one project compared to another;
- Units with project based rental assistance (PBRA)
- Ability of market rate units to lease at the projected rents
- All requirements as outlined in the Market Study Guide.

For existing occupied properties that are going to be rehabilitated, market analysts shall consider retention of current occupants in their demand calculations. Retention is measured by the number of tenants that are not rent burdened or over-income that are projected to reside at the property during and after the proposed renovations.

For Senior projects, (Elderly and Housing for Older Persons), demand may include residents from outside the market area, converting from homeownership, seniors living with and/or supported by their children as documented by the market analyst. DCA reserves the right, in its sole and absolute discretion, to independently evaluate the demand for additional affordable rental housing in the geographic/market area. DCA's judgment will be the final determination.

For scattered site projects, the market study requirements must be met for the project as a whole.

4% Tax Credit/Bond Financed Project Market Studies.

For bond-financed projects covered by the 2006 QAP DCA will commission the market study upon receipt of the application for tax credits. Applicants are encouraged to submit their applications as soon as possible after the bond allocation, in order to allow completion of the market study. However in all instances applications for 4% tax credits must be submitted no later 60 days prior to bond closing. Pre-Applications may be submitted for the purpose of DCA commissioning a market study for tax-exempt bond projects at any time utilizing the 2006 core application and instructions. Predeterminations that a project meets market threshold requirements may terminate if a full, completed Application is not submitted within 60 days of the Applicant's receipt of DCA's determination. If an Applicant does not submit his full application within 60 days, then the pre-application will be deemed to have been withdrawn from consideration. If the Applicant elects to submit an Application after that time, the Pre Application market study will be reviewed and updated if necessary. For updated or revised pre-application market studies, any project submitted or selected for funding subsequent to receipt of the initial pre-application must be included in a revised study.

All requests for a DCA ordered market study for 4% tax credits submitted in May through September will need to have all pending 9% tax credit applications considered in demand calculations.

Appendix I Threshold Criteria

10. Appraisals

a. DCA Commissioned Appraisals*

For all projects awarded HOME Loans, DCA will commission an appraisal prepared in accordance with DCA policies. DCA 's determination is final with respect to the appraised value of the project.

When preparing project development budgets, Applicants should use a reasonable estimate for the appraisal cost based on the Applicant's experience with projects of a similar size and scope. The DCA appraisals may be assignable to other lenders. In instances where the senior lender obtains the appraisal, DCA will accept such appraisal as long as DCA's guideline requirements are met and DCA is given the right to rely on the appraisal by the appraiser. DCA will select property appraisers. Applicants will be charged a fee equal to the cost of the appraisal report. The fee will be due on the date specified in the HOME commitment letter. The commissioned appraisal reports shall include the "as is" value, "as built/as complete" (encumbered), "as built/ as complete " (unencumbered) values of the proposed subject property and, tax credit value. The "as is" value shall delineate the value of the land and building. The appraisal shall conform to USPAP standards. The appraisal will provide an estimate of the market value (unencumbered) of the property at loan maturity. The total hard cost of any project may not exceed 90% of the as completed unencumbered appraised value of the property. Upon completion of the commissioned appraisal, any project found not to meet this requirement will have their funding award revoked.

b. Applicant Commissioned Appraisals

If DCA policy requires an appraisal to be submitted with the Application as the result of an identity of interest between the buyer and seller of the proposed project, an applicant shall commission an appraisal prepared in accordance with the DCA appraisal requirements. The commissioned appraisal report shall include the "as-is" value of the property including improvements in order for DCA to establish the basis of the determination of the sales price. The appraisal shall conform to USPAP standards.

For Scattered Site Projects, an appraisal establishing "as-is" value will be required for each non-contiguous parcel where an identity of interest exist between the buyer and seller.

11. Tenancy Characteristics

All Applicants must designate the proposed project as either a Family Project or a Senior Project.

A. Family Project is designed to foster development of housing for families and to encourage community activities from within the neighborhood.

B. Senior Project is a project which meets one of the following requirements:

- is intended for, and solely occupied by, individuals 62 years of age or older;
- or
- is intended and operated for occupancy by at least one individual 55 years of age or older per Unit, where at least 80% of the total housing Units are occupied by at least one individual who is 55 years of age or older; and where the Owner publishes and adheres to policies and procedures which demonstrate an intent by the owner and manager to provide housing for individuals 55 years of age or older

Appendix I Threshold Criteria

12. Required Amenities

A. Project Amenities: All properties must include the following:

- a community room, or building,
- an exterior gathering area such as a gazebo or exterior covered porch located in a central area,
- an on-site laundry (1 washer and 1 dryer per every 25 units) (If washers and dryers are installed and maintained in every unit at no additional cost to tenants, an on-site laundry is not required.)
- an equipped recreation area suitable for the proposed tenant base. (The equipped recreation area must be identified on the Amenities Certification Forms as applicable to the tenancy.)

All the above amenities, with the exception of the on-site laundry, must be available to the tenants at no additional charge.

B. Unit Amenities: All units must include the following:

- HVAC systems
- refrigerators
- stoves

C. Additional Required Amenities for Senior projects (Elderly and Housing for Older Persons)

- Elevators must be installed for access to all units above the ground floor
- Buildings more than one story construction must have interior gathering areas in several locations in the lobbies and/or corridors
- 100% of the units must be accessible and adaptable (as defined by the HUD Fair Housing Act, Americans with Disabilities Act and Section 504)
- All units must be equipped with an installed call system including a buzzer/bell and light to the exterior

D. Additional Required Project Amenities for 4% Tax Credit Projects

In addition to the required amenities shown above, tax-exempt bond projects requesting 4% tax credit must choose two of the following project amenities that have not been utilized as a basic amenity:

- Attractively fenced community gardens
- Microwave Oven in every unit
- In-sink disposal in every unit
- Built in dishwasher in every unit
- Equipped play court (basketball, volleyball, shuffleboard or tennis) as appropriate
- Equipped walking path with exercise stations or sitting areas
- Picnic area equipped with adequate picnic tables and grills
- Equipped playground (Must include minimum of three different pieces of equipment)
- Large open playing fields (of at least 5,000 square feet) (Family projects only)
- Covered pavilion with picnic/barbecue facilities to encourage community or family reunion type functions
- Furnished Children's Activity center (must have furnishings, TV, educational media and recreational equipment)
- Furnished Library (must include sitting areas, tables, periodicals, adequate reference materials)

Appendix I Threshold Criteria

- Equipped Computer Center (must have high-speed internet access for every computer, and one computer and printer for every 25 units)
- Carbon Monoxide Fire Suppression system installed above the range cook top in every unit
- Washer/dryer hookups in all units in addition to required central laundry
- Swimming Pool
- Washers and dryers are installed and maintained in every unit at no additional cost to tenants
- High-speed internet access involving a data connection in the living area of each unit that is separate from both the cable TV and telephone connections and that has support from a project-wide network (or a functional equivalent) or a similarly configured project-wide wireless network, AND high-speed internet service with ongoing unlimited usage provided to each unit at either no-cost to the tenant or low-cost to the tenant (less than \$15 per month per unit)
- Furnished Exercise/Fitness Center
- Complete built-in fire sprinkler system in every unit and the community center, including an exterior audio and visual alarm system
- Installed call system in all units, including a buzzer and light to the exterior
- Project owned van utilized to provide resident transportation

13. Required Services

For all required services, the Application must provide (where applicable) a detailed letter of intent from an experienced, licensed (or otherwise qualified and acceptable to DCA) service provider for each proposed service. This letter must also contain a comprehensive description of the service to be provided, explain how said service is to be managed, including frequency which must be at least monthly, and a commitment to providing the service for a term of no less than 6 months. Services must commence within six months of the placed in service date.

Additional Policies Related to Services

- A final, binding contract for all proposed services must be submitted to the DCA Compliance Manager before the placed in service date for the first building the project.
- Any proposed changes of supportive services or providers from those proposed in the Application must be approved by DCA prior to contracting with that service provider.
- Services must be committed for the Compliance Period or the Period of Affordability, whichever is greater.
- Services may be provided at a charge sufficient to cover the cost of the supportive services only, but the services must be clearly optional to the tenants.
- A full-time activities manager will be allowed in the operating budgets for those properties that are 100 units or more in size
- Temporary staffing during lease-up to handle activities set-up and sign-up will be considered on a case-by-case basis.
- Part-time (on a proportional basis) activity managers will be allowed in the operating budgets for smaller projects.
- Owners will be required to submit annual certifications and documentation regarding the ongoing provision of the supportive services.

A. Family Projects

* Not Applicable to Bond Financed Projects
2006 Qualified Allocation Plan

Appendix I Threshold Criteria

All properties designed as family projects must include two (2) Basic ongoing services designed for the physical or social needs of the tenant population. Examples of services that are designed for families include, but are not limited to:

- financial and budgeting seminars
- job training
- homebuyer training and seminars
- preventive health care programs which are designed for families
- transportation to facilitate access to social services, doctors, shopping
- dry-cleaning and/or laundry services
- grocery pickup and/or delivery
- full or part-time social services/activity manager
- on-site full time management and/or security staff

B. Senior Projects (Elderly and Housing for Older Persons)

All Senior projects designated as Elderly must include at least at least two basic ongoing services. These services must include services designed to meet the physical/social needs of elderly persons in at least two (2) of the following categories: recreation/social; transportation; health/wellness, education/counseling, security.

All Senior projects designated as Housing for Older Persons Property must include at least three (3) basic ongoing (offered at least monthly) services. These services must include services designed to meet the physical, social needs of senior persons in at least three (3) of the following categories: recreation/social; transportation; health/wellness, education/counseling, security.

Examples of activities/services specifically designed to meet the physical or social needs of Senior persons may include, but are not limited to the following:

- continuing education
- information and senior counseling
- homemaker/housekeeping
- preventive health care programs/health screening
- transportation to facilitate access to social services/doctors/shopping
- 24 hour security/neighborhood watch programs
- grandparent mentoring programs
- weekly “day trips” to shopping centers/specialty shopping
- grocery delivery services
- prescription delivery services
- full or part-time social services/activity manager
- on-site full time management and/or security staff

14. Site Access

All sites proposed for development must be legally accessible by paved roads. The Application must include the appropriate drawings, survey or other documentation that reflects such paved roads. If such paved roads are not in place at the time of the Application Submission, documentation evidencing a local commitment for funding and the timetable for completion of such paved road must be included in the

Appendix I Threshold Criteria

Application. This restriction does not apply to private driveways accessing only the proposed project through property that is not part of a proposed site. However, if the use of such a private drive is proposed, site control of the private drive must be documented by proof of ownership or by a properly executed easement on the private drive, and the plans for paving the private drive, including associated development costs, must be adequately addressed in the Application.

For Scattered Site projects, each non-contiguous parcel must meet the above criteria.

15. Physical Needs Assessment (Rehabilitation Projects Only)

For rehabilitation projects only, a physical needs assessment must be included in the Application, and prepared in accordance with instructions set forth in the Architectural Guide in the Application Manual.

- This assessment must be completed no more than ninety (90) days prior to the Application Submission.
- The submission must include a statement from the consultant completing the PNA that the report is a true and accurate representative of the conditions as they exist on the property.
- The PNA must be prepared by an unrelated third party entity, please refer to the instructions as set forth in the Architectural Guide.
- The PNA must include a narrative and must identify in that narrative the current condition of all major structural components at the property including but not limited to flooring, balconies, roofs, heating and air conditioning systems, sewer and water systems, electrical systems, windows, and doors. The narrative must clearly identify all major structural issues at the property.
- The PNA must include a complete work scope with budgeted construction costs to include all recommendations of the report and all the additional work proposed to meet the DCA guidelines for quality and longevity of the completed construction. DCA must be able to determine that all major structural issues have been included in the construction budget.
- The proposed work scope must include all identified immediate repairs as well as all other proposed construction for the project.

Refer to the Architectural Guide in the Application Manual for DCA construction requirements and refer to this appendix for further information on Project Feasibility and Viability Analysis when considering the rehabilitation of an existing property.

Applicants will not be allowed to amend or update the report after the Application Submission date. In the event, DCA determines that the PNA does not address a major structural issues, the application will fail this Threshold requirement.

For Scattered Site Projects, Physical Needs Assessment requirements must be met for each noncontiguous parcel.

16. Site Information and Conceptual Site Development Plan

A Conceptual Site Development Plan must be included in the Application, and prepared in accordance with instructions set forth in the Manual:

- Easements to be defined and indicated on plan;
- Wetlands and floodplains located with areas of disturbance calculated for the Wetlands;

* Not Applicable to Bond Financed Projects

Appendix I Threshold Criteria

- Utility information located with contact information;
- Use of all adjacent properties clearly defined both graphically and in written form;
- Zoning setbacks and restrictions graphically indicated, with written zoning definitions;
- Indication of all existing structures, tanks, slabs and any other improvements existing on the property;
- Indication of any other items, physical or otherwise that would affect the development of the subject property;
- Indication of the entrance access to the property and a layout of all buildings, roads, and parking areas defined all site development amenities; and,
- Indication of all areas of tree and vegetation preservation defined.

DCA does not require an ALTA Survey for purposes of developing the conceptual site development plan.

Applicants must also submit the Site Information Form for the proposed project site and indicate all amenities that are listed on the amenities certification forms as applicable. (See Architectural Guide in the Manual for guidance.)

Waivers for variances from any architectural standard in the Architectural Guide must be submitted to DCA on or before March 6, 2006 or, no later than 30 days prior to application submittal for 4% tax credit/Bond Financed Projects.

For Scattered Site Projects, Site Information and Conceptual Site Development Plan requirements must be met for each noncontiguous parcel.

17. Energy Standards

All completed properties must meet the Georgia Energy Codes as a minimum including the requirements for equipment sizing according to ACCA Manual J heat loss and gain, and proper duct sealing measures, as required by the energy codes. Basic design, appliances and equipment must also meet the requirements of the DCA Architectural Standards as contained in the Application Manual. The final construction documents must clearly indicate all components of the insulation envelope and all materials and equipment that meet these requirements.

All applications for 4% tax credits must meet the above requirements for energy efficiency. In addition, all 4% Bond applications must select a minimum of four (4) energy components listed in Appendix II (Energy Efficiency and Indoor Air Quality Requirements), two (2) of which must contribute to the increased efficiency of the HVAC systems.

Documentation for the energy efficiency components must be certified in the Certification Form. DCA reserves the right to require inclusion of all certified energy efficiency components in the finished project.

Appendix I Threshold Criteria

18. Accessibility Standards

All projects funded under the Plan must meet the following accessibility standards at the time of project completion:

- All projects that receive allocations or funding under the Plan must comply with all applicable Federal and State accessibility laws including but not limited to The Fair Housing Act, Section 504, American with Disabilities Act, Georgia Fair Housing Law and Georgia Access Law. When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained, and
- All applicable DCA accessibility requirements detailed in the Architectural Standards of the 2006 Application Manual.

Regardless of whether a project anticipates using federal funds as a funding source, all proposed projects must include the following DCA requirements:

- At least 5% of the total units (but no fewer than one unit) must be equipped for the mobility disabled, including wheelchair restricted residents; and
- At least an additional 2% of the total units (but no fewer than one unit) must be equipped for hearing and sight-impaired residents.

Any exemptions to the applicable federal, state and local accessibility laws must be supported by a legal opinion that supports such exemptions. In addition, DCA will review requests for exemptions from the DCA Accessibility Standards set forth in the Accessibility Standards section of the Application Manual.

Applicants must submit the Accessibility Certification Form that certifies that the above criteria and the accessibility standards detailed in the Application Manual will be met. (See Accessibility Standards in the Manual for guidance.)

For Scattered Site Projects, the 5% and 2% requirements are applicable to the project as a whole; however, distribution of the units must be across the non-contiguous parcels.

19. Architectural Design & Quality Standards

All applications must meet the Architectural Standards contained in the Application Manual for quality and longevity. The standards are intended to promote the integration of new construction/rehabilitation into the existing community and to promote sustainable design and the protection of resources.

All applications for 4% tax credits must meet the above requirements for design and quality construction. In addition all 4% Bond applications must select a minimum of four (4) upgraded exterior materials and finishes. At least one (1) of which must include upgrades to exterior finishes in the form of 40% masonry for new construction, upgraded siding for new and existing buildings, and upgraded roofing materials. At least two (2) selections must be made from the Site Design criteria, one of which must include the preservation or replacement of existing trees and vegetation.

All applicants must submit the Project Design Certification Form that certifies that the above criteria and the Architectural Standards detailed in the Application Manual will be met.

Appendix I Threshold Criteria

20. Preliminary Financing, Limited Partner Equity, Deferred Developer Fees and Other Financing Commitment

Formal firm commitments for equity and non-DCA debt must be submitted to DCA within 75 days of the carryover allocation.

Preliminary Commitments. Original preliminary commitments for the types of financing listed below must be submitted with the Application:

- Construction financing;
- Non-DCA permanent financing;
- Equity bridge loans, if required;
- Any grants or other forms of assistance utilized during the construction period, or utilized as permanent financing;
- Operating subsidy agreements;
- Deferred Developer Fee
- Developer or general partner equity (financial statements to substantiate such equity must be included if such contribution exceeds the developers fee);
- Limited partner (Tax Credit) equity;
- HUD Invitation to Submit and Lender Preliminary Commitments for HUD assisted projects;
- Federal HOME Loan AHP financing commitment from either the Federal HOME Loan Bank to the non-profit entity or to the ownership entity. If the commitment is to the non-profit entity, then the non-profit should provide a preliminary commitment to the Ownership entity.

The preliminary commitments must disclose, at minimum, the purpose, property address, amount, interest rate, terms, conditions and fees (if applicable). Applicants must transfer this information to the Permanent Financing summary chart in the application spreadsheet, as applicable. DCA, in its sole and absolute discretion, reserves the right to determine the adequacy of all preliminary financing commitments submitted in the Application. Any financing source for which the applicable federal rate of interest applies must be clearly noted.

Assumption of Existing Debt. The supporting documentation must disclose, at minimum, the following:

- A letter signed by an officer of the entity whose debt is being assumed which certifies, as of April 30, 2006, (1) the original principal balance of the loan, (2) the current outstanding principal balance of the loan, (3) the current accrued and unpaid interest (4) the current effective interest rate applicable to the loan, (5) the original date of the loan (6) the maturity date of the loan, (7) annual debt service (8) the amortization period applicable to the original loan, (9) that the loan is not currently in default, or if there exists an event of default, or an event that with the passage of time will constitute an event of default, all of the factual data pertinent to said default or said potential default and (10) that the loan has, or has not, been modified (if said loans has been modified and/or restructures in any way, copies of said modification/restructure documents must be provided)
- A copy of the original Promissory Note and any amendments and/or modification to said Promissory Note
- A copy of the original Loan Agreement and any amendments and/or modification to said Loan Agreement
- A copy of the original Mortgage, Deed to Secure Debt, Deed of Trust or such other security instrument providing security for the loan, and any amendments and/or modification to said security instruments

Appendix I Threshold Criteria

Deferred Developer Fee. Any owner's equity shown in the Application, excluding the general partner's contribution required by the Limited Partnership Agreement will be included as a source of funding in the calculation of Credit. This policy will apply at application, carryover, and final allocation. A developer should either take the deferred Developer Fee in the form of a note, or incorporate the deferred Developer Fee into the limited partnership agreement along with a detailed repayment schedule and specific terms.

DCA will accept either method as long as the terms of the deferred Developer Fee meet the requirements as set forth in the Plan. (Note that the deferred Developer Fee should be shown in last lien position in the debt service section of the project cash flow proformas). For purposes for calculating the minimum debt coverage ratio of 1.15, the deferred Developers Fee will not be included as debt service.

For Scattered Site Projects, all units must be developed under one master plan of financing and considered as a single project by all funding sources. The requirements of this threshold category are applicable to the project as a whole.

21. Required Legal Opinions

(A) A legal opinion regarding the acquisition Credit eligibility is required for projects involving acquisition and rehabilitation.

(B) A legal opinion regarding Credit eligibility is required for projects operated as assisted living facilities.

(C) Nonprofit organizations applying for Credit under the nonprofit set-aside must include in the Application an opinion of an attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status in accordance with the prescribed format contained in the Manual. 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.

For Scattered Site Projects, the non-contiguous parcel for which this criterion is applicable must meet the legal opinion requirements.

Appendix I Threshold Criteria

22. Experience

DCA requires prior successful project experience for the Owner, Developer and Manager of a proposed project. A DCA Experience Summary form must be completed for each Owner, Developer and Manager of a project and submitted on or before the Application submission date. Entities and/or principals that were deemed experienced for the 2003, 2004 and 2005 competitive rounds will be issued an experience certificate for the 2006 round and do not have to complete a new DCA Experience Summary form provided there have been no changes in their organizational structure since the initial experience determination. DCA reserves the right to determine, in its sole and absolute discretion, whether an Application meets the criterion of this section. DCA also reserves the right to determine whether the proposed Owner and/or Developer have/has the capacity to successfully complete the proposed development. DCA may consider projects in progress, prior performance in meeting construction commencement, projects with recaptured credits and completion deadlines, as well as the number of outstanding incomplete DCA-funded developments when determining capacity.

(A) Owner Experience

1. A proposed project Owner must demonstrate successful Owner experience as follows:
 - The Proposed Owner (individual, corporation, or in the case of a limited partnership, the general partner(s) of the Ownership entity) must demonstrate at least three (3) continuous years of prior ownership experience in at least two multifamily rental housing projects of similar size (number of dwelling units) to the proposed project.
 - Only ownership experience that occurred subsequent to January 1, 1995 will be considered under this criterion.
 - This Ownership Experience requirement may be met either through the experience of the General Partner entity or through the individual experience of one of the General Partner's principals as set forth below.
 - In a non-profit corporation, the executive director's experience will also be considered for purposes of determining whether the non-profit has met the Owner experience requirements.
 - A non-profit General Partner may also meet the experience requirements through the experience of a sponsoring non-profit.
2. For purposes of determining experience, a principal shall be defined as an individual who has a direct or indirect ownership interest in the ownership entity and who will materially participate in the ownership and operation of the project through regular, continuous and substantial involvement.
3. In order for previous project experience to be considered, the principal must show a direct or indirect ownership interest in the Ownership entity of the previous project and that that the principal materially participated in the ownership and operation of the project through regular, continuous and substantial involvement.

(B) Developer's Experience

1. A proposed project Developer must demonstrate successful Developer experience as follows.
 - The proposed Developer must demonstrate successful development experience in at least two multifamily rental housing projects of similar size (number of dwelling units) to the proposed project.
 - Only Developer experience that occurred subsequent to January 1, 1995 will be considered under this criterion.

Appendix I Threshold Criteria

- This Developer experience requirement may be met either through the experience of the proposed Developer entity or through the individual experience of one of the Developer's principals as set forth below.
 - In a non-profit corporation, the executive director's experience will be considered for purposes of determining whether the Developer has met the Developer experience requirements
 - A non-profit Developer may also meet the experience requirements through the experience of a sponsoring non-profit.
2. For purposes of determining experience, a principal shall be defined as an individual who has a direct or indirect minimum ownership interest in the Developer entity and who will materially participate in the development of the project through regular, continuous and substantial involvement.
 3. In order for previous project experience to be considered, the principal must show a direct or indirect ownership interest in the Developer entity of the project and that that the principal materially participated in the development of the project from project inception through construction completion through regular, continuous and substantial involvement.

(C) Management Company's Experience

A proposed project Manager can meet this Threshold criterion by demonstrating successful project Manager experience as follows.

- The proposed Management Entity must demonstrate prior experience in the management of at least two multifamily rental housing projects of similar size (number of dwelling units) to the proposed project.
- To be considered, the manager's experience with a project must extend for at least two years and include project lease up experience and stabilization.
- Only Management experience that occurred subsequent to January 1, 1995 will be considered under this criterion.
- This Management Experience requirement may be met only through the experience of the Management Entity or through the experience of a principal.

(D) Option for Inexperienced Owners and Developers

1. Partnering. An inexperienced Owner or an inexperienced Developer can meet the experience requirements of this section by partnering with an Owner or Developer that meets the DCA experience requirements set forth in paragraphs (A) and (B) of this section. The applicant must submit the following documentation in order to meet experience through partnering:

- 2006 DCA experience certificate for experienced Owner and/or Developer Partner
- If the applicant is inexperienced in the Owner category, an executed partnership agreement with a partner that meets DCA Owner experience requirements should be included. The inexperienced partner must be part of the General Partnership entity for the Project. If the applicant is inexperienced in the Developer category, an executed partnership agreement with a partner that meets DCA Developer experience requirements should be included. The defined relationship of the parties must be co-developers. The agreement must describe in detail the responsibilities of both the experienced and inexperienced partner. Both the experienced and inexperienced partner must actively participate in the Ownership and/or Developer responsibilities.
- The partnership must remain in effect until the property is complete and has reached stabilized occupancy for a minimum period of two years.

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- Each executed partnership agreement must include a training plan providing for the training of the inexperienced partner by the experienced partner in the Ownership and/or development of the project. The training plan must specify that the training services will be provided from project commencement, through construction, lease up, and permanent loan conversion and or issuance of 8609's – whichever is later. Timetables, milestones and projected training hours per week must be included in the plan. The training plan should be attached as an exhibit to the executed Partnership agreement. (A sample training plan is included in the Non profit tab of the DCA Application Manual)

2. **Consulting Agreements.** An inexperienced Owner or an inexperienced Developer that have one property that meets DCA experience requirements can also meet the requirements of this section by retaining an Owner and/or Developer Consultant that meets the DCA experience requirements set forth in paragraphs (A) and (B) of this section. Owners and developers that have no experience cannot use a consultant to meet experience requirements. Consultants eligible to contract with inexperienced developers for purposes of meeting experience requirements must have a minimum compliance history score of 5 and must not have any outstanding instances of noncompliance at their own projects. The applicant must submit the following documentation in order to meet Owner and or Developer experience through a consultant:

- 2006 DCA experience certificate for the experienced Owner and/or Developer Consultant
- If the applicant is inexperienced in the Owner category, an executed agreement with a consultant that meets DCA Owner experience requirements should be included. If the applicant is inexperienced in the Developer category, an executed agreement with a consultant that meets DCA Developer experience requirements should be included. The agreement must describe in detail the responsibilities of the experienced consultant as well as the inexperienced Owner and/or Developer.

Each executed consulting agreement must include a training plan providing for the training of the inexperienced partner by the experienced partner in the Ownership and/or development of the project. The training plan must specify that the training services will be provided from project commencement, through construction, lease up, and permanent loan conversion. **In addition, consultants that fail to provide consulting services through the required time period may be prohibited from contracting as a consultant for purposes of meeting DCA Experience requirements in future rounds.** Timetables, milestones and projected training hours per week must be included in the plan. The training plan should be attached as an exhibit to the executed consultant agreement. (A sample training plan is included in the Nonprofit tab of the DCA Application Manual).

3. **Waivers.** A proposed Project Owner, Developer or Manager that meets some but not all of the DCA experience requirements set forth in paragraphs A, B or C above may request a waiver of the DCA experience requirements. The DCA Waiver Request form, along with the required DCA experience summary, must be submitted to DCA on or before **March 6, 2006** or, on or no later than 30 days prior to Application submittal for Bond Financed Applications. The granting, or denial of waivers, is in the sole and absolute discretion of DCA. DCA may include limitations with respect to the number and size of projects when waivers are granted. DCA reserves the right to require HOME or tax credit training as a condition of the waiver.

4. **Scattered Sites.** For Scattered Site projects, the experience requirements must be met by the project as a whole.

Appendix I Threshold Criteria

23. Eligibility for Credit under the Nonprofit Set-Aside*

To be eligible for Credit under the nonprofit set-aside:

- The organization must be a qualified nonprofit, 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;
- The qualified nonprofit(s) must materially participate in the project as described in IRC Section 469(h);
- The qualified non profit(s) must own at least 51% of the general partner's interest in the proposed project and be the managing general partner of the ownership entity;
- For purposes of this set aside, the term "qualified non profit" includes any corporation if 100 percent of the stock of such corporation is held by one or more qualified non profit organizations at all times during the period such corporation is in existence;
- If the non-profit is also a developer of the project, the nonprofit must receive a percentage of the Developer Fee greater than or equal to its percentage of its ownership interest; and
- A copy of the general partnership joint venture agreement that indicates the nonprofit's general partnership interest and Developer Fee amount must be included in the Application.

Nonprofit organizations applying for Credit under the nonprofit set-aside must include in the Application an opinion of an attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status in accordance with the prescribed format contained in the Manual. 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.

Scattered Sites. For Scattered Site projects, the eligibility for Nonprofit Set-aside requirements must be met by the project as a whole.

24. Eligibility for HOME Loans under the CHDO Set-Aside*

All nonprofits seeking funds under the CHDO set aside are required to have submitted their CHDO prequalification or renewal of Applications by October 28, 2005. A copy of the State CHDO pre-qualification/renewal letter must also be included in the Application. The CHDO must be either the sole general partner of the ownership entity or the managing general partner of the ownership entity. The CHDO must also exercise effective control of the project. In the event the CHDO is a general partner with a for-profit or nonprofit general partner, the CHDO must own at least 51% of the general partnership interest. The CHDO (or a wholly owned or controlled affiliate) must receive a percentage of the Developer Fee greater than or equal to the percentage of ownership interest. All DCA communication with the ownership entity will be with the CHDO managing general partner. A copy of the general partnership/joint venture agreement indicating the CHDO's general partnership interest and its share (or the share of the wholly owned and controlled affiliate) of the Developer Fee must be included in the Application.

For Scattered Site projects, the eligibility for HOME CHDO set aside requirements must be met by the project as a whole.

Appendix I Threshold Criteria

25. Additional HOME/HUD Requirements*

Projects applying for HOME funds as well as projects which list HUD funds as a source, including PBRA, must meet additional Site and Neighborhood Standards (24 CFR 92.202 and 24 CFR 983.6) and Environmental Requirements as mandated by the HOME regulations. These requirements must be met in accordance with instructions set forth in the HOME Manual. However, applicants who have established agreements with HUD regarding different standards of review for site and neighborhood must meet those established standards. A copy of all documents relating to the different standards of review must be included with the application.

For Scattered Site projects, each non-contiguous parcel must meet the additional HOME requirements.

26. Compliance History Summary

The principal and entities of each General Partner, Developer, Management Company and project consultant (used to meet DCA experience requirements) must submit a complete and correct DCA Compliance Summary Form J-21 as required in the electronic core application. Each compliance summary form must list all projects in which an entity or principal has participated in the ownership, development or management in the State of Georgia and/or the five contiguous states. Compliance audit detail should be completed for only the last three years. In addition, the following documentation must be included in the application:

- Five fully executed DCA Uniform Release Forms (included in the Manual) must be submitted.
- Completed Compliance Questionnaire for each General Partner, Developer, Management Company and project consultant.

In the event an Applicant fails to provide correct and complete information, DCA may request additional clarification. Clarifications may be utilized to decrease an Applicant's Compliance History score, but will not be used to increase the score.

Note: Internal Revenue Service Form 8821 may be requested by DCA for any Project Participant listed on the Experience Summary or Organizational Chart at anytime during DCA's review of a Project Participant's compliance history.

Appendix II Competitive Scoring Criteria

COMPETITIVE SCORING CRITERIA

The Scoring Criteria are summarized in the table below and detailed on the following pages. The maximum total score possible is 201 points.

PROJECT SCORING SUMMARY		Score Value
<i>I</i>	<i>APPLICATION COMPLETENESS/ORGANIZATION</i>	
	A. Complete Application	6
	B. Organization	2
<i>II</i>	<i>PROJECT LOCATIONAL CHARACTERISTICS</i>	
	A. Adjacent Residential Development	2
	B. Desirable/Undesirable Activities Characteristics	10
	C. Quality Growth Initiatives	11
	D. Previous Projects within a Local Government	5
<i>III</i>	<i>OPTIONAL AMENITIES AND SERVICES</i>	
	A. Optional Amenities	20
	B. Optional Services	6
<i>IV</i>	<i>RENT AND INCOME RESTRICTIONS</i>	20
	A. Public Housing Authority Investment/Operating or Rental Subsidy	20
	B. Governmental Project Based Rental Assistance – HUD, PHA or USDA	18
	C. Other Governmental Project Based Rental Assistance	14
	D. Deeper Targeting	14
	E. Very Low Income and Rent Restrictions for Rural Projects	14
<i>V</i>	<i>MIXED INCOME PROJECTS</i>	4
<i>VI</i>	<i>EXTENSION OF CANCELLATION OPTION PERIOD/TENANT OWNERSHIP PLAN</i>	3
<i>VII</i>	<i>PRESERVATION OF EXISTING AFFORDABLE HOUSING</i>	11
<i>VIII</i>	<i>SPECIAL CATEGORIES</i>	
	A. Special Needs Units	8
	B. CHDO Predevelopment Loans	2
	C. Ownership Makeup	2
	D. Rural Projects	6
	E. Family Projects	1
<i>IX</i>	<i>GOVERNMENT SUPPORT AND FINANCIAL ASSISTANCE</i>	
	A. Local Government Support	3
	B. Government Financial Assistance	15
<i>X</i>	<i>PROJECT CHARACTERISTICS</i>	10
<i>XI</i>	<i>ARCHITECTURAL ENHANCEMENTS</i>	
	A. Energy Efficiency and Indoor Air Quality Requirements	12
	B. Project Design	20
	C. Accessibility	7
<i>XII</i>	<i>READINESS TO PROCEED</i>	4
<i>XIII</i>	<i>PROJECT BASED RENTAL ASSISTANCE FOR SPECIAL NEEDS TENANTS</i>	1
<i>XIV</i>	<i>COMPLIANCE HISTORY STATUS</i>	10
TOTAL AVAILABLE SCORE		201

Appendix II Competitive Scoring Criteria

To be considered for DCA financing resources, Applications must meet the Competitive Scoring requirements described below.

I. Application Completeness/Organization

A. Completeness

6 points

All required Application forms and supporting documentation are included and complete at the time of Application Submission. Complete shall be defined as an Application that had no missing or incomplete documents and required no financial adjustments.

Missing or incomplete documents

For each missing or incomplete document, one (1) of these possible points will be deducted, up to a maximum of six (6) points.

Financial Adjustments

DCA will notify applicants of revisions and/or adjustments required, to ensure consistency with DCA's project economic assumptions, the Plan and Manual requirements, and to ensure that the project is feasible per DCA financial guidelines. Applicants will be required to submit a revised electronic core application within 2 business days upon notification by DCA. Applicants will be limited to revisions identified by DCA and any revisions that arise from the DCA requested revisions. Revisions that will not be allowed include, but are not limited to:

- unit count and/or distribution
- income and rent elections
- rent structure
- financing sources (with the exception of DDF)
- total development cost

Only revisions requested by DCA will be accepted.

Points will be deducted for DCA requested revisions as follows:

- | | |
|------------------------|-----------------------------------|
| • 1-3 revisions | 1 pt |
| • 4-6 revisions | 2 pts |
| • 7-10 revisions | 3 pts |
| • 11 or more revisions | 1 pt for each additional revision |

There is no cap on the total number of points that may be deducted for financial adjustments. Therefore, the completeness category could have a negative point value.

B. Organization

2 points

The Application is organized in the format prescribed by DCA in the Application binder tab checklist. Documents not filed in the appropriate tab may not be reviewed by DCA.

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II. Project Location Characteristics

A. **Adjacent Residential Development** **2 points**

Points will be awarded if the project site is Adjacent to (or directly across a street from) stable, occupied residential development (scattered single family housing does not constitute Adjacent residential development). Applicants must submit the Site Information Form, site photographs (including aerial), and the Conceptual Site Development Plan.

For Scattered Site Projects, each non-contiguous parcel must be Adjacent to (or directly across the street from) stable, occupied residential development.

B. **Desirable and Undesirable Activities/Characteristics** **10 points**

One (1) point will be awarded for each desirable activity or characteristic that is near a proposed site to a maximum of ten (10) points. One (1) point will be deducted from the total desirable activities score for each undesirable activity or characteristic that is near a proposed site. A maximum of ten (10) points will be awarded in this category. The total points awarded will be determined by calculating the sum of the total desirable activity points less the total undesirable activity points. A negative total in this category will be awarded zero (0) points.

For Scattered Site Projects, the perimeter of the ½ mile radius in which the non-contiguous parcels are located shall serve as the boundary of the proposed site from which the distances for determining the location of the desirable and undesirable activities shall be measured for both non-rural and rural sites. All desirable and undesirable activities within the perimeter of the ½ mile radius must also be noted for purposes of claiming points.

For Scattered Site Projects, each parcel shall be reviewed individually as defined above. One (1) point will be awarded for each desirable activity or characteristic to a maximum of ten (10) points. One (1) point will be deducted for each undesirable activity or characteristic. The applicant shall calculate the total score (to a maximum of ten (10) points) for each non-contiguous parcel then add the total points obtained and divide by the number of non-contiguous parcels to arrive at the total points for this category. No rounding up, and only whole numbers may be claimed as points.

1. Desirable sites.

(a) In determining whether a desirable activity/characteristic is “near” a proposed site, the following factors must be used:

- For non-Rural sites, only activities and/or characteristics, which are located within a one (1) mile walking/driving distance from the proposed site, will be considered. The walking route to desirable activities/characteristics must be along paved sidewalks, established pedestrian walkways or bike trails.
- For Rural sites, only activities and/or characteristics that are located within a one and a half (1½) mile walking/driving distance from the proposed site will be considered.

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(b) Desirable activities/characteristics may include, but are not limited to the following:

- retail stores
- federally insured banking institutions
- grocery stores
- recreational facilities
- libraries
- school(s)
- day care services
- medical facilities
- employment centers
- civic centers

2. Undesirable Sites

(a) In determining whether an undesirable activity/characteristic is near a proposed site, the Application must consider any undesirable activity/characteristic that is located within one half (½) mile of the proposed site.

(b) Undesirable activities/characteristics may include but are not limited to the following:

- junkyards
- hazardous, chemical or heavy manufacturing activities
- sources of noise, odor, or excessive glare from lighting on adjacent properties unless the applicant provides evidence of a detailed mitigation plan and associated costs
- access to the proposed site off of a street with frontage of less than 100 feet
- unoccupied and unsecured buildings with evidence of loitering, trespassing, or other criminal activity
- projects located within three hundred feet of an active railroad track.

3. Documentation

In order to document desirable and undesirable activities/characteristics, the Applicant must complete the Site Information Certification Form and attach the following:

(a) A site map indicating the specific locations of each desirable and undesirable activity/characteristics. The map must contain a key stating the type of activities/characteristics identified, and must include the following:

- location of site including an indication of major access roads
- indication of distances in 1/4 mile increments
- areas of residential development Adjacent to or near the site
- indication of any major industrial or commercial development, and
- all desirable and undesirable activities/characteristics

(b) Photographs of the site and the surrounding neighborhood. All photographs are to be either color originals or color copies. Black and white photographs are not acceptable.

(c) If the Applicant has knowledge at the time of Application that the conditions that make the property undesirable will change or be mitigated (i.e. demolition, rehabilitation, etc.) prior to awards, evidence from the owner of the site documenting how such change will occur and the time frame thereof must be included.

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C. Quality Growth Initiatives: 11 points

1. Infill Sites 3 points

Only new construction is eligible for these points.

To qualify for three (3) Infill points, the proposed site must exhibit all of the following:

- The site must be surrounded on every side except one side with established development (For the purposes of this category, agricultural use does not qualify as established development.).
- The site must maximize the use of existing utilities and infrastructure.
- At a minimum, the established development on one side must consist of residential or retail development. (Scattered, single family housing does not constitute established residential development for the purposes of this category.)

OR

If proposed project is located in a Rural area, the proposed site must exhibit all of the following:

- The site must be surrounded on every side except two with established development (For the purposes of this category, agricultural use does not qualify as established development.).
- The site must maximize the use of existing utilities and infrastructure.
- At a minimum, the established development on one side must consist of residential or retail development. (Scattered, single family housing does not constitute established residential development for the purposes of this category.)

For Scattered Site Projects, each non-contiguous parcel must meet the above criteria.

2. Community Transportation Options 2 points

To qualify for two (2) Community Transportation points, the proposed site must exhibit one of the following:

Two Points will be awarded either to projects formally designated as a Transit Oriented Development by a Rapid Transit Authority or to projects Adjacent to a rapid rail transit station and formally endorsed by a Rapid Transit Authority. Documentation from a Rapid Transit Authority of the formal designation as a Transit Oriented Development or endorsement by a Rapid Transit Authority must be attached to the Site Information Form.

OR:

Two Points will be awarded to projects located on a bus route with defined, regularly scheduled bus service or an “on call” bus system will qualify for these points. Points awarded in this category for “on call” transportation services cannot be claimed under basic or optional service requirements. The bus stop must be located within 1/2 mile walking distance from the property. Documentation from the transportation authority indicating bus routes, schedules, and rider pick up locations must be attached to the Site Information Form.

OR:

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Two Points will be awarded to projects located in a rural area (not an MSA County) within 1/2 mile of a “community transportation roadway”, with convenient safe access from the property to the roadway along paved sidewalks, established pedestrian walkways or bike trails. A “community transportation roadway” is one that is regularly traveled into the main retail/commercial areas of the community by the majority of traffic within that community and residential access onto such roadway exists. For the purposes of these points, properties located on routes defined by the Georgia DOT as “expressways”, “freeways”, “major arterials” or “major collectors” will not qualify. DCA reserves the right to determine the designation of a “community transportation roadway” at its sole and absolute discretion.

For a scattered site project to claim points for any of the above, each noncontiguous parcel must meet the criteria set forth above, as applicable.

3. Adaptive Reuse, Historic Preservation and Brownfield / Greyfield Redevelopment **6 points**

To qualify for Adaptive Reuse, Historic Preservation and Brownfield / Greyfield Redevelopment points, choose as many categories as applicable from the following list, to a maximum of six (6) points:

Two (2) points will be awarded if the proposed development is an adaptive reuse of an existing building. Adaptive reuse is defined as the change in use of a major building for residential use or as use as a community building. The reuse of slabs, sheds, gazebos, trailers/mobile homes, pavilions, pump houses, barns, garages or single-family homes are not eligible for these points. The documentation to be submitted by the applicant must include information on the previous use of the building and photographs of the building.

Two (2) points will be awarded if the proposed development is a reuse of an existing building that has received a historic designation and for which Historic Tax Credits have been or will be applied for. Documentation must include evidence of the Historic Designation.

Two (2) points will be awarded if the proposed development is the redevelopment of a Brownfield site. The definition of a Brownfield site is one where the EPA, Georgia EPD or other environmental regulatory agency has defined the site as a Brownfield site and has determined the applicable guidelines for the cleanup required for residential uses. Evidence of such designation must be included.

Two (2) points will be awarded if the proposed development is the redevelopment of a Greyfield. A Greyfield site is a site that has been previously developed primarily as a retail center or other commercial (non-residential) center that is vacant, abandoned or 90% of the square footage is unused. The existing associated parking areas must be in excess of 50% of the proposed developed area of the site. Documentation must include photos of the site and other documentation of the current status of the site.

Two (2) points will be awarded if the proposed development site has a large amount (30% to 50%) of unsuitable fill (e.g., organic/construction/roadway rubble, cement, etc.) which has been confirmed by an Engineer soils report. The soils report must be submitted with the Application.

To claim points for any of the above, each noncontiguous parcel of a Scattered Site Project must meet the above criteria, as applicable.

Documentation evidencing Adaptive Reuse, Historic Preservation or Brownfield / Greyfield Redevelopment must be attached to the Site Information Form.

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D. Previous Projects within a Local Government

5 points

Five (5) points will be added if the proposed development site is within the boundaries of a Local Government in which a 9% Credit, 4% Credit and/or HOME project has not been awarded within the last three (3) DCA funding cycles, or three (3) points will be added if the proposed development site is within the boundaries of a Local Government in which a 9% Credit, 4% Credit and/or HOME project has not been awarded in the last two (2) DCA funding cycles.

For example, if no projects were awarded in unincorporated Cobb County for the last three (3) DCA funding cycles, but one (1) was awarded in the City of Marietta in 2003, an Application for a project from an unincorporated area of Cobb County would receive five (5) points.

For Scattered Site Projects, each non-contiguous parcel may be considered for points in this category. However, the Application will be awarded a maximum of five (5) points in this category.

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III. Optional Amenities and Services

A. Optional Amenities

20 points

Points will be awarded for each of the following optional amenities that are included in the project. Amenities that are used to satisfy Basic Threshold Amenity requirements are not eligible for points under this section. All Optional amenities must be included on the appropriate DCA Housing Amenities Certification Form. Points awarded under this section are limited, to a maximum of twenty points.

- Attractively fenced community gardens (One point)
- Microwave Oven in every unit (One point)
- In-sink disposal in every unit (One point)
- Built in dishwasher in every unit (One point)
- Equipped play court (basketball, volleyball, shuffleboard or tennis) as appropriate (One point)
- Equipped walking path with exercise stations or sitting areas (Two points)
- Picnic area equipped with adequate picnic tables and grills (Two points)
- Equipped playground (Must include minimum of three different pieces of equipment) (Two points)
- Large open playing fields (of at least 5,000 square feet) (Family projects only) (Two points)
- Covered pavilion with picnic/barbecue facilities to encourage community or family reunion type functions (Two points)
- Furnished Children's Activity center (must have furnishings, TV, educational media and recreational equipment) (Two points)
- Furnished Library (must include sitting areas, tables, periodicals, adequate reference materials) (Two points)
- Equipped Computer Center (must have high-speed internet access for every computer, and one computer and printer for every 25 units) (Two points)
- Carbon Monoxide Fire Suppression system installed above the range cook top in every unit (Two points)
- Washer/dryer hookups in all units in addition to required central laundry (Two points)
- Swimming Pool (Three points)
- Washers and dryers are installed and maintained in every unit at no additional cost to tenants (Four points)
- High-speed internet access involving a data connection in the living area of each unit that is separate from both the cable TV and telephone connections and that has support from a project-wide network (or a functional equivalent) or a similarly configured project-wide wireless network, AND high-speed internet service with ongoing unlimited usage provided to each unit at either:
 - no cost to the tenant (Four points)
 - OR low-cost to the tenant (less than \$15 per month per unit) (Three points)
- Furnished Exercise/Fitness Center (Four points)
- Complete built-in fire sprinkler system in every unit and the community center, including an exterior audio and visual alarm system (Four points)
- Installed call system in all units, including a buzzer and light to the exterior (Four points)
- Other optional amenities as proposed by the Applicant; two (2) points per amenity. To document these optional amenities, Applicant must provide a detailed description of the amenity and justify the appropriateness of the amenity for the targeted population. These Optional Amenities **MUST** be submitted to DCA for pre-approval on or before March 6, 2006.

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B. Optional Services

6 points

One (1) point to a maximum of three (3) points will be awarded for each of the following additional services that is included in the Application. Services utilized to satisfy Basic Threshold requirements are not eligible for points.

- Social and recreational programs planned and overseen by the project manager (semi-monthly birthday parties/holiday dinners or parties/potluck dinners, movie nights, bingo, etc)
- Meals provided to all tenants at least once a week by the property management (senior projects only)
- Community pets (cost of care provided by project)
- Semi monthly classes conducted on site (example: arts and crafts, exercise, computer tutoring, gardening)
- Supervised recreational activities or classes for children provided on a weekly basis (family projects only)
- Other optional services as proposed by the Applicant; one (1) point per service. To document these optional services, Applicant must provide a detailed description of the service and justify the appropriateness of the service for the targeted population. These Optional Services **MUST** be submitted to DCA for pre-approval on or before March 6, 2006.

Three (3) points will be awarded if one of the following additional services is included in the Application. (These Services cannot be utilized to satisfy Basic Threshold requirements.)

- Onsite after school and/or day care program (must be operated in accordance with Georgia DHR regulatory requirements) (Family projects only), OR
- Van utilized to provide resident transportation (can be operated for more than one project provided it is available to each project at least two full days per week)

IV. Rent and Income Restrictions

For purposes of scoring points under this section, applicants must select only one (1) of the categories below – A, B, C, D or E. No combination thereof will be permissible. Units that are subject to a Section 8 HUD PBRA contract (nonportable vouchers) or USDA assistance contract will only be considered in calculating points under Section B.

For Scattered Site Projects, the project as a whole must meet the criteria set forth in each category (A-E) in which points are requested of this section in order to receive the maximum points for that category.

A. Public Housing Authority Investment and Either Operating or Rental Subsidy

20 points

Any portion of a funding source utilized for government financial assistance points cannot also be utilized as part of the PHA investment for points under this section.

The proposed project is a component of a PHA tenant initiative program (including the PHA's development program or project), as evidenced by:

- the PHA's investment in the project's hard cost through a loan or grant. The PHA's investment must come from a source independent of the project; **and**

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- the PHA's contribution to the long-term economic feasibility of the project via operating cost contributions or project-based tenant rent subsidies for a minimum period of five years.

(Note: HOME and/or Credits cannot be used for the construction or rehabilitation of public housing units except in mixed income projects that include public housing units and a portion of the total development cost is from another clearly identified funding source.)

To be eligible for scoring points under this criterion, the Application must include an executed Agreement between the PHA and the project ownership entity documenting the required components of the program. The executed agreement must set forth the type, term and amount of the PHA's equity investment in the development of the proposed project and the PHA's contribution to the economic feasibility of the project via operating cost contributions and/or tenant rent subsidies as well as the number and type of rental units the proposed owner will rent exclusively to public housing tenants.

Scoring points under this criterion will be awarded as follows:

10% of units for which operating subsidy or rental subsidy will be provided and the investment is at least five percent (5%) of the total project on-site construction hard costs	10 points
20% of units for which operating subsidy or rental subsidy will be provided and the investment is at least ten percent (10%) of the total project on-site construction hard costs	15 points
30% of units for which operating subsidy or rental subsidy will be provided and the investment is at least fifteen percent (15%) of the total project on-site construction hard costs	20 points

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B. Governmental Project Based Rental Assistance – HUD, PHA or USDA 18 points

Applications proposing Section 8 project-based rental assistance from HUD, PHA or rental assistance from USDA (the only programs eligible for points are those where the tenant portion of rent is limited to 30% of the tenant's adjusted income) for a minimum of five (5) years for at least 10% of the total units will receive points as defined below:

Equal to or greater than 10% and less than 20% of units	5 points
Equal to or greater than 20% and less than 30% of units	6 points
Equal to or greater than 30% and less than 40% of units	7 points
Equal to or greater than 40%, and less than 50% of units	8 points
Equal to or greater than 50%, and less than 60% of units	10 points
Equal to or greater than 60%, and less than 70% of units	12 points
Equal to or greater than 70% and less than 100% of units	14 points
Equal to 100% of units	18 points

To be eligible for points under this criterion, the Application must include a copy of an executed agreement between the ownership entity and the funding entity which must include the amount of rental assistance that will be provided, the number of units assisted, its duration, and any qualifying terms and/or conditions. If the applicant will assume the project based rental assistance contract for an existing development, the Applicant must provide an executed commitment from the funding entity to the ownership entity which includes the amount of rental assistance that will be provided, the number of units assisted, its duration, and any qualifying terms and/or conditions. If the existing PBRA contract is from HUD, a letter from the HUD Multifamily Office Director indicating that the contract will be extended contingent upon the funding of the LIHTC will meet this requirement. The rents for the project must be included in the HUD letter.

C. Other Governmental Project Based Rental Assistance 14 points

Applications proposing a definitive amount of project based rental assistance from a government entity are eligible for points based on the amount of assistance that will be provided. To be eligible for points under this criterion, the Application must include a copy of an executed agreement between the ownership entity and the entity that is providing the Assistance. The Chief Operating Officer of the entity providing the assistance must sign the Agreement. This agreement must include a definite amount of assistance that will be provided by the government entity for a minimum term of five (5) years. The assistance shall be paid on a per unit basis as the balance of the rent due when the tenant pays 30% of his or her income toward the rent. The Applicant must submit a detailed plan outlining the tenant selection process for the project based rental assistance. No Project Participant (affiliate, agent or related parties) may pay or promise any consideration or monies in exchange for this assistance.

Points will be calculated based on the ratio of annual rental assistance to the total potential gross annual rental income as follows:

Equal to or greater than 15% but less than 20%	4 points
Equal to or greater than 20% but less than 25%	6 points
Equal to or greater than 25% but less than 30%	8 points
Equal to or greater than 30% but less than 35%	10 points
Equal to or greater than 35%	14 points

It is understood that, to the extent that tenants with incomes higher than 30% of AMI receive rental assistance, the duration of the rental assistance will be extended. Applicants claiming points under this section will report the rental assistance utilization as part of the annual owner certification process.

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D. Deeper Targeting

14 points

Applicants can score points under both sections below. However, units that score points in this category cannot score points for the same units under both the 1) Very Low Income and Rent Restriction and 2) Very-Very Low Income and Rent Restriction sections that follow.

1. Very Low Income and Rent Restrictions

6 points

Applications that agree to reserve a specified number of total project units (includes common space units) for occupancy by households earning annual gross incomes less than or equal to 50% of AMI and to set rents for those units at or below 30% of 50% AMI shall be awarded points in this category. Owners will be required to execute restrictive covenants stipulating the number of dwelling units to be reserved and rented to very-low income households for the term of the Compliance Period or the Period of Affordability, whichever is longer. 50% units are eligible for points as follows:

Equal to or greater than 5% and less than 10%	2 points
Equal to or greater than 10% and less than 15%	3 points
Equal to or greater than 15% and less than 20%	4 points
Equal to or greater than 20% but less than 25%	5 points
Equal to or greater than 25%	6 points

2. Very – Very Low Income and Rent Restriction

8 points

Applications that agree to reserve a specified number of total project units (includes common space units) for occupancy by households earning the annual gross incomes 30% or less of AMI and to set rents for those units at or below 30% of 30% of AMI shall be awarded point in this category. Owners will be required to execute restrictive covenants stipulating the number of dwelling units to be reserved and rented to very-very low income households for the term of the Compliance Period or the Period of Affordability whichever is longer. Points will be awarded as follows.

Percentage of Total Project Units:

Greater than 3% but less than 6 %	4 points
Greater than or equal to 6% but less than 10 %	6 points
Greater than or equal to 10%	8 points

E. Very Low Income and Rent Restrictions for Rural Projects

14 points

Only projects that are located in Rural areas and have 65 units or less are eligible for these points. Applications that agree to reserve a specified number of the total project units (includes common space units) for occupancy by households earning annual gross incomes of less than or equal to 50% of AMI and to set rents for those units at or below 30% of 50% AMI shall be awarded points in this category. Owners will be required to execute restrictive covenants stipulating the number of dwelling units to be reserved and rented to very-low income households for the term of the Compliance Period or the Period of Affordability, whichever is longer. All 50% units are eligible for points as follows:

Equal to or greater than 5% and less than 10%	2 points
Equal to or greater than 10% and less than 15%	4 points
Equal to or greater than 15% and less than 20%	6 points
Equal to or greater than 20% and less than 25%	8 points
Equal to or greater than 25% and less than 30%	10 points
Equal to or greater than 30% but less than 35%	12 points
Equal to or greater than 35%	14 points

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V. Mixed Income Projects

4 points

Projects designed for both low income and market-rate tenants are eligible to receive points based on the percentage of low income and market rate units in the total project. Market rate units cannot be rented for less than the subsidized units.

Percentage of the total market rate units to residential units:

Greater than 10% but less than 15% market rate units 2 points

Greater than or equal to 15% but less than 20% market rate units 3 points

Greater than or equal to 20% 4 points

VI. Extension of Cancellation Option Period/Tenant Ownership Plan

3 points

The Code requires that all low-income units in a project receiving Credits remain rent-restricted and income-restricted for the 15-year Compliance Period and for 15 years after the close of the Compliance Period. However, owners have an option to request DCA's assistance in procuring a qualified contract for acquisition of the building(s) after the 14th year of the Compliance Period. If DCA is unable to present such a contract within a one-year period, the owner may terminate the extended use agreement.

Owners willing to forgo this "cancellation option" for at least five years after the close of the Compliance Period, or submit a plan for tenant ownership at the end of the 15-year Compliance Period, will be eligible for: one (1) point for each five year period that the cancellation option is foregone to a maximum of three (3) points for 15 years or 1 point for submission of an tenant ownership plan acceptable to DCA.

VII. Preservation of Existing Affordable Housing

11 points

Points will be awarded for up to the maximum of eleven (11) points in this category as follows:

1) Six (6) points will be awarded for an Application that proposes the preservation of an affordable housing project with low-income housing tax credits where the credit period has ended. The partnership's tax returns for the first and last years in which credits were claimed must be provided, along with the appropriate IRS Forms 8609 attached.

Four (4) additional points will be awarded to projects that are beyond the fourteenth year of the compliance period.

2) Up to five (5) points will be awarded for an Application that proposes the preservation of a HUD funded or USDA funded affordable non-public housing project. HUD and USDA will issue, upon request by the Applicant, priority designations for projects that are the subject of an Application pursuant to this Plan. Documentation from HUD or USDA of the projects' preservation priority designation must be submitted with the Application. Projects receiving a preservation priority designation from HUD or USDA will be awarded points as follows:

Projects receiving a designation of high priority 5 points

Projects receiving a designation of medium priority 4 points

Projects receiving a designation of low priority 3 points

3) Two (2) points will be awarded for an Application that proposes the preservation of any other affordable housing project. Documentation evidencing that all units have rent and income restrictions applicable to such property including the term of such restrictions must be submitted with the Application. If the property does not have rent restrictions then a rent roll must be submitted which evidences that all units have rents below 30% of 60% of AMI LIHTC rent levels.

For Scattered Site Projects, any non-contiguous site or multifamily project may meet the criteria in order to claim points in this category.

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VIII. Special Categories

A. Special Needs Units

8 points

This section is designed to foster development of housing units for the homeless, persons with disabilities (mental, developmental), abused spouses and their children, persons with alcohol or other drug addiction, and persons living with HIV/AIDS (units equipped for the mobility impaired and hearing and sight impaired are not eligible for points under this section). Only these categories are considered for Special Needs points.

In order to be eligible for points in this category, a proposed project must elect a Threshold Tenancy Characteristic (Family or Senior Housing) and meet the appropriate basic amenity and service requirements. Units must be “floating” in the development. The Application must also provide appropriate supportive services designed to meet the needs of the targeted special needs population. The appropriateness of the number and kind of supportive services will be determined by DCA. (Documentation of these services can be submitted to DCA on or before March 6, 2006 for a pre-application determination of their appropriateness) These services must be provided at no cost to the tenants.

In order to qualify for these points, applicant must include documentation of a contract for PBRA specifically designated for use by Special Needs tenants, for each special needs unit. The PBRA must be available for a minimum period of five (5) years.

The Application must also provide the following documentation:

- A Memorandum of Understanding (MOU) between the service provider and the ownership entity must be included that specifies the services that will be provided along with the rationale for why such services are deemed appropriate for the targeted tenant population. This MOU must be in the format outlined in the Service section of the Application Manual.
- A detailed annual budget must be included along with the Sources of Funds to support such budget.
- The service provider shall also submit a description of its technical capacity and experience as it relates to the services to be provided.
- The initial term of the MOU must be no less than one (1) year. However, the supportive services must be provided throughout the term of the compliance period. Executed MOUs must be provided to DCA on a yearly basis.
- These services are subject to the Additional Policies related to services set forth in Threshold.
- The services and set-aside for Special Needs Units will be reflected in the project’s LURC and LURA.
- Evidence documenting a PBRA agreement for the Special Needs tenants.

Points will be awarded based on the percentage of the total units that are held and reserved for occupancy by tenants with special needs, as follows:

Greater than or equal to 10% of units but less than 15% of units	2 pts
Greater than or equal to 15% of units but less than 20% of units	3 pts
Greater than or equal to 20% of units but less than 25% of units	4 pts
Greater than or equal to 25% of units but less than 30% of units	5 pts
Greater than or equal to 30% of units but less than 35% of units	6 pts
Greater than or equal to 35% of units but less than 40% of units	7 pts
Greater than or equal to 40% of units	8 pts

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B. CHDO Predevelopment Loans 2 points

Applications presented by qualified CHDOs that have used the DCA CHDO Predevelopment Loan Program to develop their project will be awarded two (2) points.

For Scattered Site Projects, any non-contiguous site meeting the criteria may be considered for points in this category.

C. Ownership Makeup 2 points

General partnerships comprised of 100% nonprofit organizations will receive two (2) points if the project is applying for and is eligible for the nonprofit set-aside.

Only one (1) point will be awarded if a for-profit entity partners with a nonprofit that is applying (and eligible) under the Plan's Credits nonprofit set-aside,

OR

two (2) points will be awarded for a general partnership that is at least 51% owned by an inexperienced Georgia CHDO and is applying and is eligible for the HOME CHDO Loan Program set-aside.

D. Rural Projects 6 points

Projects that have 65 units or less and are located in Rural areas will receive six (6) points.

E. Family Projects 1 point

Code Section 42(m)(1) requires that each state consider projects serving families with children in allocating federal credits. Projects that have elected a family tenancy characteristic will receive one (1) point.

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IX. Government Support and Financial Assistance

A. Local Government Support

3 Points

Three (3) points will be awarded if the Local Government adopts a resolution of support for the proposed project. The resolution must clearly indicate that the Local Government understands the nature of the proposed project by identifying at a minimum, the type of project, the number of anticipated units, and the specific project location. Additionally, the resolution must clearly express the Local Government's support of the proposed project, as opposed to merely expressing indifference.

If the Local Government is governed by only one elected official (as specified in its Charter), a letter from the elected official outlining all the information required in the governing body resolution will be accepted in lieu of a resolution. A letter in the form provided by DCA, with an attached certified copy of the resolution (or letter if the jurisdiction is governed by only one elected official in accordance with its Charter) must be included in the Application.

For Scattered Site Projects, the above documentation is required from each local government for each non-contiguous site.

B. Government Financial Assistance

15 Points

Up to fifteen (15) points will be awarded if:

- 1) The Local Government funds on-site project development costs or operating costs, by funding the project with HOME, CDBG funds or other financial resources in the form of loans, grants or a combination thereof, or through its actions creates a quantifiable reduction of on-site project development cost or operating cost and/or,
- 2) USDA, Federal Home Loan Bank AHP (CIP loans from FHLB will not be considered under this category), other governmental assistance/funding obtained by the Applicant for the on-site project development costs or operating costs and is in the form of loans, grants or a combination thereof.
- 3) DCA HOME loans will be eligible for these points if the project is located in a Rural area, outside of the political boundaries of any local PJ, or is eligible for the DCA CHDO set aside (DCA HOME Loan applications are sufficient and no additional documentation will need to be submitted).
- 4) Funding or assistance provided pursuant to 1 and 2 above must be binding and unconditional. Such resources must be utilized if the project is selected for funding by DCA.
- 5) Only permanent financing will be considered for points in this section.

Examples of total project development cost funding and/or reductions include, but are not limited to, the following:

- waiving water and sewer tap fees
- waiving building permit fees
- foregoing real property taxes during construction
- contributing land for project development
- providing below market rate permanent financing

Appendix II Competitive Scoring Criteria

Examples of total project operating cost funding and /or reductions include, but are not limited to, the following:

- providing an abatement of real estate taxes
- providing other project operational cost subsidies, and/or making other financial contributions
- reductions in annual operating costs must occur in each of the first 10 years. Operating cost reductions for less than this 10-year period will not be eligible for points under this section.

For contributions from the jurisdiction and/or actions by the jurisdiction which create a quantifiable reduction of on-site project development cost or operating cost, documentation from the Local Government in which the project is located clearly showing the types, amounts, and terms and conditions of such contributions and/or quantifiable reductions must be included in the Application. For actions that create a quantifiable reduction, the documentation must include for each type of reduction, the basis and methodology for calculating the operating or development cost reduction. Costs associated with the waiver of zoning and/or building code requirements are ineligible for purposes of claiming points in this section.

A letter from the appropriate representative of the Local Government certifying the Local Government's contribution and/or actions that create a quantifiable reduction of on-site development cost or operating cost must also be included in the Application. Project-based rental assistance does not qualify for points in this section.

In the case of USDA, FHLB-AHP, CDBG, HOME or other governmental assistance/ funding, a "Notification of Award" letter must be included in the Application if the funding has been awarded at the time of Application Submission. If the funding has not been awarded at the time of Application Submission, documentation (such as the USDA letter of recommendation) indicating that the project is under final consideration for such funding must be submitted with the Application. The Applicant must notify DCA as to whether the funding has been awarded on or before July 28, 2006. (Points will not be awarded unless the funding is actually awarded.)

If the funding is not awarded, the Applicant may secure alternate financing and revise and resubmit all applicable Application documents by August 15, 2006. The revised Application will be evaluated based on the revised documents, but the Application will not be eligible for points under this criterion and will not be eligible for additional points under any other criteria based on revisions to the original Application.

For assistance provided under HUD's 221(d)(3) or (d)(4), the Director of the Office of Multifamily Housing at the Department of Housing and Urban Development must provide documentation that reflects the basis and methodology for the annual amount of the operating cost reduction for a ten-year period or the development cost reduction.

Points under this scoring category will be calculated based on the percentage of funding and/or the reduction in the total project development costs and/or project operating cost subsidies, as follows:

- 3% but less than 6% of total project development cost and/or average annual operating cost reduction
(five (5) points)
- Greater than or equal to 6% but less than 10% of total project development cost and/or average annual operating cost reduction
(ten (10) points)
- 10% or more of total project development cost and/or average annual operation cost reduction
(fifteen (15) points)

For Scattered Site Projects, the project must be considered as a whole.

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X. Project Characteristics

10 points

This scoring category is available to all Applicants. For allocation of points, documentation including maps must be submitted to verify the directives and activities for each of the following categories. Points will be allocated for each of the following categories as set forth below. A maximum of ten (10) points will be awarded. The DCA Neighborhood Redevelopment Certification Form P-4 must be completed and submitted with the application in order to document these categories and earn these points.

For Scattered Site Projects, any non-contiguous site may be used to meet the criteria in any category in this section. In no case, may more than one site per category be used, nor can the maximum points per category be exceeded.

- One (1) point will be awarded for projects located within the city limits of a community designated as a Georgia Better Hometown and/or a Georgia Mainstreet Community.
- Two (2) points will be awarded if the proposed development site is located in a federal or state enterprise community, an empowerment zone or Renewal Community.
- One (1) point will be awarded for projects that have a letter from a designated DCA Signature Community which clearly identifies the project as indicative of the community's affordable housing goals. Each Signature Community can only identify one project. The letter must be executed by the official representative of the Signature Community.
- Three (3) points will be awarded if the proposed development site is located in a Difficult Development Area or Qualified Census Tract.
- Three (3) points will be awarded if there is an adopted redevelopment plan / Community Revitalization Plan formulated by the Local Government, that clearly targets the specific neighborhood in which the project is located. The Plan must include an assessment of the existing physical structures and infrastructure of the community, as well as a strategy to address the social service needs in the community. Short-term work plans, comprehensive plans, consolidated plans, municipal zoning plans or land use plans do not qualify as a community revitalization plan and are not eligible to receive points under this section. (For the purposes of this category, in Rural counties a neighborhood may be as large as one county.)

The Community Revitalization/Redevelopment Plan must include the following:

- a discussion of potential sources of funding for the plan
- a clearly delineated target area that includes the proposed project site
- detailed policy goals (one of which must be housing), and
- implementation measures along with specific time frames for the achievement of such policies and housing activities.

A copy must be included in the Application. The proposed development project must support at least one of the goals of the redevelopment or revitalization plan.

Appendix II Competitive Scoring Criteria

XI. Architectural Enhancements

A. Energy Efficiency and Indoor Air Quality Requirements

12 points

All properties must meet Georgia Energy Codes as a minimum including the requirements for equipment sizing according to ACCA Manual J heat loss and gain and proper duct sealing measures, as required by energy code. Basic design, appliances and equipment must also meet the requirements of the DCA architectural standards as contained in the 2006 Application Manual. The final construction documents must clearly indicate all components of the insulation envelope and all materials and equipment that meet these requirements.

Applicants must submit the Energy Certification Form detailing the optional energy components selected from the following for points under this category up to a maximum of twelve (12) points:

- Completed construction meets EPA’s Energy Star program and the certification documentation will be required to meet this point category. The certification must be submitted at either the LIHTC final certification or HOME Loan final construction draw, whichever comes first. (Failure to meet the certification could result in a point deduction in a subsequent application round, at DCA’s sole and absolute discretion.) Ten (10) points
- The exterior envelope wall systems, including the rim (band) joist spaces, to be insulated with a spray applied insulation material such as cellulose or a foam product, (installed to manufacturers specifications to limit settling). R-value to meet Energy Codes. Two (2) points
- Attic insulation to R-38: (All attic spaces must be insulated in new construction and rehabilitation proposals.) Two (2) points
- ARI rated furnace (90% AFUE), or heat pump (HSPF 8.0 for both HP 2 ton and HP 1.5 ton units) Two (2) points
- ARI rated SEER 14 cooling equipment with sensible heat ratio less than 0.75. Two (2) points
- Locate HVAC ductwork in conditioned spaces. (A minimum of 90% of the ducts in each unit must be so located to qualify for these points.) Two (2) points
- Installation of at least two plumbing fixture types (i.e. toilet/showerhead or kitchen faucet/bathroom faucet(s) which have lower flow rates than the NEPA standards Two (2) points
- Installation of Energystar “Enhanced Lighting Package” throughout the property (This must include interior bath and kitchen ventilating fans) Two (2) points
- The HVAC system to be designed to locate the fresh air intake before the return air infiltration. One (1) point
- Installation of common area lighting with Energystar rating and controlled with either photocells or timers One (1) point
- When combustion equipment is utilized, that equipment will be isolated in a sealed combustion closet. Ventilation to that closet shall be from outside the building envelope. One (1) point
- The kitchen range hood ventilation to be ducted to the exterior and equipped with a damper. One (1) point
- Ceiling Fans in living rooms, sunrooms and all bedrooms: (Kitchens and dining rooms not applicable.) One (1) point

For Scattered Site Projects, each site or non-contiguous parcel must meet the criteria as outlined on the Certification Form.

B. Project Design

20 points

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DCA encourages the construction of projects that reflect the character of the community in which they are located. The marketability of the property and appearance of the site are important components in the final product. Longevity and low maintenance are to be considered in the design of the property. The allocation of these points will be at the discretion of DCA and the interpretation of the appropriateness of the proposed features and materials by DCA will be final. These points are intended to encourage the integration of new construction/rehabilitation into the existing community, and to promote sustainable design and the protection of resources. Points will be awarded as set forth in the categories below. A maximum of twenty (20) points will be awarded.

1. Exterior Wall Finishes **4 points**

Select and certify on the Project Design Certification Form one category from this list for a maximum of four (4) points:

- Exterior wall faces must have an excess of 40% brick or stone, on each of the total wall surfaces. This is applicable to all sides of the buildings including the front wall face, each side's wall face and the rear wall face of the buildings. On all exterior walls the brick/stone must extend to all areas of grass, landscaping and other areas of soil or mulch. Four (4) points
- The rehabilitation of buildings that are eligible for historic credits, and elect to maintain and/or recreate the existing exterior finish surfaces on all wall faces including the front wall face, rear wall face and both side wall faces: (Note: The use of vinyl siding is not eligible for these points) Four (4) points
- The rehabilitation of buildings that do not have existing brick or stone in excess of 40% (and are not eligible for historic credits), but that elect to replace and upgrade the existing exterior finish surfaces on all wall faces including the front wall face, rear wall face and both side wall faces (Note: The use of vinyl siding is not eligible for these points). Four (4) points

2. Attractive Features **4 points**

Construction must exhibit attractive features that must be included on all sides and rear of all buildings. Select features on the Project Design Certification form from the following list to a maximum of four (4) points):

- The recreation of existing or previous historic, or other types of historic decorative elements on all facades of existing buildings. Two (2) points
- The addition of new shutters and decorative ventilation elements for both new and non-historic existing construction. Two (2) points
- The addition of new or the recreation of existing, covered entries to all buildings and units for both new and existing construction. Two (2) points
- The addition of new, or recreation of existing attractive stair and railing elements at stairs and porches/patios for both existing and new construction. Two (2) points

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3. Major Building Component Materials and Upgrades **4 points**

For all construction types major building component materials may be upgraded from the minimums as delineated in the Application Manual. Select and certify features on the Project Design Certification Form from the following list to a maximum of four (4) points:

- Cementitious siding, hard stucco and/or wood siding in place of vinyl siding (The upgrade of vinyl siding is not eligible for these points.). DCA may approve, at applicant request, other materials with proven longevity for points in this category. Two (2) points
- Upgraded roofing shingles, or roofing materials. See architectural guide for basic requirements. Two (2) points
- Upgraded windows and French doors (No sliding glass doors) (Glazing to have a Solar Heat Gain Coefficient of <0.40 and a U-Value <0.40). Two (2) points
- Upgraded interior doors with lever hardware (Doors must have paneled facing with superior core construction). Two (2) points
- Stairs and railings of durable non-combustible materials. (Wood does not qualify unless building is eligible for historic credits and the work scope includes recreation of all existing components in this category) One (1) point
- Upgraded interior cabinetry. (All wood construction. Exterior finishes may be wood or plastic laminate) One (1) point
- Upgraded flooring materials, both carpet and other resilient flooring materials. (All flooring materials must be upgraded to qualify. The installation or restoration of wood flooring with a high impact sealed finish would qualify. One (1) point

4. Landscaping and Site Design Features **8 points**

Select and certify on the Project Design Certification Form landscaping and site design features from the following list to a maximum of eight (8) points:

- Front entry delineation with permanent, illuminated entry sign and decorative fence Two (2) points
- Upgraded landscaping to include such elements as landscaping berms and seasonal plantings at areas of community use: Two (2) points
- Freestanding shelters (not included in the amenities point scoring), such as mail pickup areas and transportation stops: Two (2) points
- Providing additional larger trees, benches (not included in amenities scoring) and other shade plantings at areas of community and recreational use (the trees must exceed the minimum sizes as required in the architectural manual basic requirements: Two (2) points
- Identify areas for low water landscaping. These areas must exhibit the types of vegetation that can be identified as suitable for “xeriscaping”, or native plantings to encourage water conservation but still provide attractive landscaping: Two (2) points
- Provide a system for the reuse of on site water run off (rainwater harvesting) for landscaping irrigation for at least 75% of irrigation water annual. (Note: any site with an environmental restriction for re-use of groundwater is not eligible for these points.) Two (2) points
- Preservation of existing trees and vegetation, and integration of these areas within the new landscaping layout. This must include existing major trees and areas of vegetation within the body of the property as well as that existing at the edges of the property to qualify for these points; **OR**

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- Where there are no existing trees or vegetation on the property that can be preserved, there must be substantial replanting of trees and integrated vegetation. The trees must be a minimum of five-inch (5") diameter and at a ratio of one tree for every eight units. For properties where the density is greater than 20 units per acre, a ratio of one tree for every 16 units will be acceptable. The trees must be integrated with other areas of planting throughout the property.
Two (2) points

For Scattered Site Projects, Applicants shall calculate the project design total score for each non-contiguous parcel and submit the Project Design Certification Form for each project or parcel. The Applicant shall add the total points obtained for each non-contiguous parcel and divide by the number of non-contiguous parcels to arrive at the total points to be claimed for this category (no rounding up, only whole numbers may be claimed as points).

C. Accessibility

7 points

Points will be awarded for optional Accessibility components selected from the list below and as certified on the Accessibility Certification Form to a maximum of seven (7) points:

- Applicant agrees that prior to the commencement of construction, the final plans and specifications will be reviewed by a third-party professional accessibility consultant to determine that the all federal, state and DCA accessibility guidelines are accurately incorporated into the Project design. A copy of the (per DCA requirements) report will be provided to DCA and to the Project Architect.
Four (4) points
- In addition to the 5% of units required to be equipped for the mobility disabled, the applicant agrees that an additional 2% of the units (with a minimum of one) will be equipped for the mobility disabled. Each of these additional units must include the installation of a roll in shower; Two (2) points
- All units designated as units for individuals with disabilities are equipped with front-loading washers and dryers at no expense to the tenant. Two (2) points
- The maximum length of travel from each first floor unit in every building to the closest parking space designated as a "Handicapped" space does not exceed 200 feet. One (1) point
- All multifamily units on all floors incorporate the following visitability modifications for the mobility disabled: all interior passageways shall be a minimum of 36" wide; all bathroom and interior doorways shall be a minimum 32" clear opening and each unit shall provide at least one accessible means of egress/ingress with a no-step entry. One (1) point
- All single family units shall incorporate a no-step entry with a 36" wide entry door; interior passageways shall be a minimum of 36" wide; interior doors shall be a minimum of 32" clear opening; and an accessible bedroom and bathroom shall be located on the main level. One (1) point
- Lever-handled or ADA-approved faucets in all bathroom and kitchen sinks of each unit. One (1) point
- Loop handles on all kitchen and bathroom cabinet doors and drawers. One (1) point
- Front controls on kitchen ovens/ranges One (1) point

Applicants must submit the Accessibility Certification Form that certifies that the above criteria and the accessibility standards detailed in the Application Manual will be met.

For Scattered Site Projects, Applicants shall calculate the project design total score for each parcel and submit the Accessibility Certification Form for each parcel. The Applicant shall add the total points obtained for each non-contiguous parcel and divide by the number of non-contiguous parcels to arrive at the total points to be claimed for this category (no rounding up, only whole numbers may be claimed as points).

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XII. Readiness to Proceed

4 points

To qualify for these points, the Applicant must apply for all land disturbance and building permits as required by the Local Government. To obtain the points, the Applicant must supply:

- The original building permit obtained, dated appropriately to allow construction to commence within a time frame that allows for completion in accordance with DCA's requirements; or,
- An original letter from the Local Government indicating that all documentation has been received and all fees have been paid to allow construction to commence as indicated on the permits. The letter must also reference the project's name, address and number of units and **include a copy** of the building permit.

For Scattered Site Projects, the above documentation must be submitted for the project as a whole.

XIII. Project Based Rental Assistance for Special Needs Tenants

1 point

One point will be awarded if the Applicant certifies that it agrees to accept a Section 8 Project Based Voucher contract for the designation of up to ten (10) units or five (5%) percent of the total units, whichever is less, for occupancy by tenants with special needs who are receiving supportive services through the Georgia Department of Human Resources. DCA reserves the right through this option to offer a Section 8 Project Based Voucher contract to the development at anytime throughout the compliance period or period of affordability, whichever is longer. The contracts will typically have a five-year period with renewal options granted by DCA. The designated units could be any unit in the development, depending upon vacancies and availability, and would be subject to the same income and rent restrictions as all other units in the development. The property management would retain all rights to tenant selection, with exceptions related specifically to the disability of the potential tenant.

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XIV. Compliance History Status

10 points

A. General - Owner, Developer and Manager (Project Participant) Compliance History

All project participants will receive a compliance history score under this section. Failure to provide or disclose a completed compliance history may result in a negative compliance score. This section is designed to consider the prior positive and negative compliance history of the General Partner, Developer and Manager of a proposed project. The compliance history will be reviewed as of the Application Submission Date.

The following factors will be considered in awarding these points:

- The categories of General Partner, Developer and Manager will each receive a Compliance History Score in their respective categories. Then the scores in each category (General Partner, Developer and Manager) will be averaged as set forth in Paragraph E & F of this section, to reach the final Compliance History score.
- If a General Partner, Developer or Manager has Georgia compliance history, only that history will be considered in the appropriate category except as set forth in this paragraph.
- If a General Partner, Developer and/or Manager has no Georgia compliance history but has compliance history in the following five contiguous states: Florida, Alabama, North Carolina, South Carolina and Tennessee, then the history from these five states will be considered in the appropriate category except as set forth in this paragraph.
- If the General Partner, Developer and Management Company have no previous Georgia History or history in the 5 contiguous states, they will receive a positive compliance neutral score (0) in this section. If one but not all of these entities have some positive compliance history, the score will be averaged as more fully in Paragraph E & F of this Section.
- One Point will be deducted from the proposed Project's Final Compliance Score for each project that has one or more of the following non compliance issues: Recapture of Federal Credits, Foreclosure of a HOME loan, or project bankruptcy, regardless of where that project was located.
- Only projects that have received funding from HOME, State Housing Trust Fund, the FDIC/AHDP, or federal Tax credits are used to calculate the score in this section. Only these projects should be listed on the Compliance History Summary form.
- All compliance audits from 2003, 2004, and 2005 through Application Deadline.
- Projects or project participants with significant noncompliance issues may have a greater proportion of units audited during this process, which may affect the compliance score.

B. Maximum Deductions and Points

An Application can receive a maximum of 10 points for positive previous compliance history. An Application can receive a maximum deduction of 20 points for previous negative compliance history

C. Syndicator History

The Syndicator's Compliance history is not scored as part of the competitive process. However, Syndicators are scored subsequent to project award notification. DCA must approve or disapprove the participation of a Syndicator in a DCA funded project. The Approval or Disapproval of a Syndicator will be based in part on their Compliance History Score, portfolio performance, including but not limited to bankruptcies and foreclosures. Syndicators scoring -20 or less will not be eligible to participate in projects funded from Credits awarded under the Plan. If a proposed Syndicator is deemed ineligible to participate, the Applicant must select another Syndicator. Syndicators who assume a General Partnership

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role as a result of noncompliance issues may be allowed to participate during the cure period at DCA's discretion.

Applicants which are selected for an award must notify DCA of the proposed Syndicator and submit required compliance documentation regarding the Syndicator's experience at the earliest possible time, but no later than 75 days from the issuance of carryover allocation. DCA strongly recommends submitting the Syndicator information as early as possible to avoid potential problems that may arise if the Syndicator is deemed ineligible. DCA will score the Syndicators and will notify both the Syndicators and the Applicants of the results.

(Note that Syndicators will be required to submit a complete and accurate compliance history summary along with all required property audit documentation. Incomplete and inaccurate experience summaries and experience summaries without the required documentation will result in the Syndicator being deemed ineligible to participate in the 2006 competitive round. Syndicators will not be required to submit self-scoring worksheets).

D. Required Documentation

This Documentation must be submitted even if you do not claim positive Compliance History points.

- Five (5) fully executed DCA Uniform Release Forms (included in the Manual) must be submitted.
- Completed Compliance Questionnaire for each General Partner, Developer and Manager.
- Each General Partner and Developer must include a compliance history summary sheet for both the entity, as well as the Principals of that entity. The scores for the entity and principals will be averaged as more fully set forth below.
- Each Management Company must submit a compliance history summary sheet for the management entity itself.
- Applications seeking these points must include all projects in which they own an interest or have participated in the development or management in the State of Georgia and the five (5) contiguous states.

Note: Internal Revenue Service Form 8821 may be requested by DCA for any Project Participant listed on the Experience Summary at any time during DCA's review of a Project Participant's compliance history.

E. Compliance History Scoring Process Overview

A numerical value will be applied for each instance of noncompliance (see Table I). The total number of units audited (not the total number of units at property) for each Project Participant designated in the Application will be divided by the total of the numerical values to determine a Participant's Compliance Factor (see Table II).

Project Participants with no experience/audits within the three-year period will receive a positive neutral score of zero (0). The Overall Compliance Factor will be the combined Compliance Factors of the basic categories of Participants (excluding the Syndicator). An Applicant's preliminary compliance score can then be determined from the Compliance Scoring Table included in this Section (see Table III).

To score individual participants, multiply the individual Participant Compliance Factor by three (3) and refer to the Compliance Scoring Table. Note that a Syndicator's compliance score will not affect the proposed project compliance score, but to be eligible to participate, the Syndicator must score -20 or higher.

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F. Examples of Major and Minor Instance of Noncompliance

The following examples are intended to provide general guidance to determine whether a particular instance of noncompliance will be treated by DCA as major or minor for scoring purposes. This list of examples does not include every possible category of noncompliance and is not intended to be all-inclusive. DCA will make the final determination on a case-by-case basis. Based on this general guidance, Applicants must use their own judgment for self-scoring purposes.

1. Major Noncompliance

- Numerous or repetitive rent charged to tenants that exceeds the applicable property rent limits
- Failure to follow the Next Available Unit Rule
- Failure to follow the Vacant Unit Rule
- Numerous or repetitive instances of administrative noncompliance (failing to execute the policies and procedures stated in DCA Program Manuals, Land Use Restrictive Covenants, Land Use Restrictive Agreements, Loan documents and federal rules and regulations)
- Submission of False Documents
- Failure to adjust rents of Over Income HOME tenants
- Bankruptcy filed by a Project Participant
- Removal of a Project Participant of a project for Cause
- Transfer of property which was troubled or non compliance or was determined to be troubled or non compliant within 3 years of transfer
- Recapture of federal credits
- Failure to maintain property standards of property
- Failure to cure non compliance within a reasonable time frame
- Non-cured items of non-compliance for which an IRS Form 8823 has been issued
- Foreclosure of a HOME loan
- Debarred by HUD

Major instances of non-compliance prior to the issuance of IRS form 8609 may also result in DCA at its sole discretion, not issuing the 8609.

2. Minor Noncompliance

- Isolated instances of administrative noncompliance (failing to execute the policies and procedures stated in DCA's Program Manuals, Land Use Restrictive Covenants, Land Use Restrictive Agreements, Loan documents, and federal rules and regulations)
- Less critical or isolated instances of health and safety violations (loose handrails, inoperable stove burner, minor leaks)

Appendix II Competitive Scoring Criteria

Table I
NONCOMPLIANCE CATEGORIES NUMERICAL VALUES

	<u>Minor Noncompliance</u>		<u>Major Noncompliance</u>	
	Per Unit	Project-Wide	Per Unit	Project-Wide
<u>Isolated instances of noncompliance resolved during the DCA assigned cure period</u>	0	0	2	3
Other instances of noncompliance resolved after the DCA assigned cure period	3	4	5	6
Incurable instances of noncompliance – measures taken to prevent further instances of noncompliance	1	2	5	6
Curable instances of noncompliance left uncured	6	10	Applicable participant Ineligible to participate	
Incurable instances of noncompliance – no measures taken to prevent further instances of noncompliance	6	10	Applicable participant Ineligible to participate	
Default of a HOME Loan	Dependent upon circumstances. Will be determined at DCA's sole and absolute discretion			
Submission of fraudulent information or equivalent acts	Applicable participant Ineligible to participate			
Debarred from participation in similar programs in any of the contiguous States at the Application deadline date	Applicable participant Ineligible to participate			
Debarred from participation in similar programs by any Federal agency at the Application deadline date	Applicable participant Ineligible to participate			

**Appendix II
Competitive Scoring Criteria**

**Table II
EXAMPLES OF COMPLIANCE SCORING PROCESS**

<i>Example 1: Assumes all three Participants have been audited within the three-year period</i>			
Project Participants	Number of Units Audited Within Three-Year Period	÷ Participant Compliance Numerical Value	= Participant Compliance Factor
Developer	330	5	66.0
Owner/ General Partner (see note 1)	45	0	100.0
Management Company (see note 1)	120	1	100.0
Overall Compliance Factor			266
<i>Preliminary Compliance Score From Compliance Scoring Table</i>			7

<i>Example 2: Assumes two of the three Participants have been audited within the three-year period, and that Co-Developers are participating.</i>			
Participants	Number of Units Audited Within Three-Year Period	÷ Participant Compliance Numerical Value	= Participant Compliance Factor
Co-Developer # 1	330	5	66.0
Co-Developer # 2	45	0	100.0
Co-Developers' Average Compliance Factor (see note 3)			83
Owner/General Partner (see note 2)	0	0	65
Management Company	120	1	100.0
Overall Compliance Factor			248
<i>Preliminary Compliance Score From Compliance Scoring Table</i>			5

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<i>Example 3:</i>			
<i>Involves an Inexperienced Participant with an Experienced Consultant.</i>			
Participants	Number of Units Audited Within Three-Year Period	Participant Compliance Numerical Value ÷	Participant Compliance Factor =
Inexperienced Developer	0	0	65.0
Experienced Developer Consultant	45	0	100.0
Inexperienced Developer and Experienced Consultant Average Compliance Factor (see note 3)			82.5
Inexperienced Owner/General Partner	0	0	65
Experienced Owner/General Partner Consultant	150	0	100
Inexperienced Owner/GP Experienced Consultant Average Compliance Factor (see note 3)			82.5
Management Company	120	1	100.0
Overall Compliance Factor			265
<i>Preliminary Compliance Score From Compliance Scoring Table</i>			<i>7</i>

Note 1 – The maximum participant compliance factor is 100.

Note 2 – An unaudited participant will receive a participant compliance factor of 65, which will have no Positive or negative impact on the final compliance score.

Note 3 – Co Participants – To arrive at the Co-Developer Average Compliance Factor, first determine the Factor for each Co-Developer, and average the Compliance Factors.

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Table III

COMPLIANCE SCORING TABLE

<u>Overall Compliance Factor</u>		<u>Preliminary Compliance Score</u>
290 – 300		10
280 – 289		9
270 – 279		8
260 – 269	Example 1	7
250 – 259		6
240 – 249	Example 2	5
230 – 239		4
220 – 229		3
210 – 219		2
200 – 209		1
190 – 199		0
185 – 189		-1
180 – 184		-2
175 – 179		-3
170 – 174		-4
165 – 169		-5
160 – 164		-6
155 – 159		-7
150 – 154		-8
145 – 149		-9
140 – 144		-10
135 – 139		-11
130 – 134		-12
125 – 129		-20
124 OR LESS		Ineligible Project

2006 Qualified Allocation Plan

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Exhibit A

Points for Previous Projects within a Local Government

Five (5) points will be added if the proposed development site is within the boundaries of a Local Government in which a 9% Credit, 4% Credit, and/or HOME project has not been awarded within the last three (3) DCA funding cycles, OR three (3) points will be added if the proposed development site is within the boundaries of a Local Government in which a 9% Credit, 4% Credit and/or HOME project has not been awarded in the last two (2) DCA funding cycles. For example, if no projects were awarded in unincorporated Cobb County for the last three DCA funding cycles, but one was awarded in the City of Marietta in 2001, an Application for a project from an unincorporated area of Cobb County would receive five (5) points.

For Scattered Site Projects, each non-contiguous parcel may be considered for points in this category. However, the Application will be awarded a maximum of five (5) points in this category.

To determine the points available in this category for any given 2006 Applicant refer to the attached list of projects that have been sorted by county. The first two digits of the project number reflect the year of the DCA award.

5 Points 2006 Application is within a Local Government (city or unincorporated portion of a county) that is not on the attached list for 2003, 2004, and 2005.

3 Points 2006 Application is within a Local Government (city or unincorporated portion of a county) that is not the attached list for 2004 or 2005.

Appendix II
Competitive Scoring Criteria
Exhibit A
Points for Previous Projects within a Local Government

<u>Project #</u>	<u>Project Name</u>	<u>City</u>	<u>Uninc. Portion of County</u>
05-006	Azalea Court Apartments	Alma	
03-010	The Verandah Apartments	Americus	
03-036	Starlight Place	Americus	
04-028	Fourth Street Village	Athens	
04-513	Capital Gateway Phase I	Atlanta	
03-015	Kirkwood Gardens	Atlanta	
03-017	Pittsburgh, I	Atlanta	
03-021	Trinity Towers	Atlanta	
03-025	Columbia Senior Residences	Atlanta	
03-026	Columbia Crest Apartments	Atlanta	
03-056	Harris Homes Revitalization, II	Atlanta	
03-504	Hollywood West	Atlanta	
03-509	Toby Sexton Redevelopment	Atlanta	
03-510	The Preserve at Cascade	Atlanta	
03-511	Harris Homes Revitalization, I	Atlanta	
03-515	Richmond Oaks	Atlanta	
04-018	Constitution Avenue	Atlanta	
04-024	Columbia Senior Residences at Mt. Pleasant	Atlanta	
04-025	Columbia Grove	Atlanta	
04-026	Columbia Senior Residences at Edgewood	Atlanta	
04-034	Heritage Green	Atlanta	
04-041	Pittsburgh Phase II, Senior	Atlanta	
04-045	Carver Senior Building, LP	Atlanta	
04-505	Vineyards of Browns Mill	Atlanta	
04-518	Overlook Atlanta	Atlanta	
05-005	Campbell Stone Apartments	Atlanta	
05-016	Provenance at Hollowell Family Housing	Atlanta	
05-019	Gates Park Crossing Senior Residences	Atlanta	
05-020	Gates Park Housing For Older Persons	Atlanta	
05-024	Columbia at Senior Residences at Mechanicsville	Atlanta	
05-025	MLK Village Tower	Atlanta	
05-026	Columbia at Mechanicsville Apartments	Atlanta	
05-040	Capitol Gateway Phase II	Atlanta	
05-046	Seven Courts Apartments	Atlanta	
04-515	Maxwell House	Augusta	
05-045	Cedarwood Apartments	Augusta	
03-053	Courtes de Emerald Apartments	Bainbridge	
03-041	Heritage Gardens	Baldwin	
03-055	Huntington Court Senior Res	Buford	
04-016	Heathrow Senior Village	Byron	

Uninc.

Appendix II
Competitive Scoring Criteria
Exhibit A
Points for Previous Projects within a Local Government

<u>Project #</u>	<u>Project Name</u>	<u>City</u>	<u>Portion of County</u>
04-002	Hunter's Glen	Cairo	
05-002	Kirby Creek Apartments	Cairo	
04-014	Ashton Calhoun, LP	Calhoun	
04-043	Forest Heights	Calhoun	
05-032	Cottonwood Pointe	Camilla	
03-516	Riverview Manor Apartments	Canton	
05-021	Chamblee Senior Apartments	Chamblee	
05-034	Linwood Place	Chatsworth	
04-502	Wyncrest Apartments	Clarkston	
03-018	JT Rolling Oaks, LP	Claxton	
03-039	Princeton Court Senior Res	College Park	
04-046	Peabody Redevelopment Partnership I, LP	Columbus	
05-004	Jordan Mills	Columbus	
03-029	Montdele Development, LP	Cordele	
04-021	Overlook Pointe	Cordele	
03-028	Howell Mill Development	Cuthbert	
04-007	Emerald Pointe	Dublin	
03-502	Eagles Creste Apartments	East Point	
03-503	Robins Creste Apartments	East Point	
04-027	Norman Berry Village Senior Residences	East Point	
04-522	Laurel Ridge at Washington Road	East Point	
03-011	Jack Allen Apartments	Fitzgerald	
03-506	Forest Club Estates	Forest Park	
04-508	Breckenridge Apartments	Forest Park	
05-044	Water's Edge Apartments	Forest Park	
04-512	Union Hill Apts	Forsyth	
03-513	McEver Vineyards	Gainesville	
03-049	Dulles Park	Gray	
03-042	Poplar Grove Apartments	Griffin	
04-030	Greenbriar	Hazlehurst	
03-505	Mountainside Manor Apartments	Jasper	
05-037	Otter Run Apartments	Jefferson	
03-034	Sunset Pointe	Jesup	
03-521	Walton Ridenour Apartments	Kennesaw	
03-009	Valley Ridge Apartments	LaGrange	
05-007	Village Square Apartments	Lumber City	
04-038	Lakeview	Lyons	
03-022	Tattnall Place	Macon	
05-012	Riverside Gardens Apartments	Macon	
05-043	Anthony Arms Apartments	Macon	
05-048	Kingston Gardens Apartments	Macon	

Uninc.

Appendix II
Competitive Scoring Criteria
Exhibit A
Points for Previous Projects within a Local Government

<u>Project #</u>	<u>Project Name</u>	<u>City</u>	<u>Portion of County</u>
05-029	The Legacy at Walton Village	Marietta	
04-523	Walton Village	Marietta	
03-037	Timber Chase Apartments	McDonough	
04-031	Pecan Hills	Milledgeville	
04-011	Moultrie Manor	Moultrie	
04-019	Antigua Place	Moultrie	
04-506	East Gate Apartments	Newnan	
05-010	Cypresswood Apartments	Pearson	
03-035	Veranda Village	Rincon	
05-031	Riverdale Villas	Riverdale	
03-512	Park Ridge Apartments	Roswell	
04-039	Tori Pines	Sandersville	
03-030	Montgomery Landing Apartments	Savannah	
03-040	Heritage Corner & Heritage Row	Savannah	
03-507	Ashton Savannah	Savannah	
04-047	HAS Senior Partnership, LP	Savannah	
05-501	Ashley Midtown II (F/K./A Savannah Hope VI)	Savannah	
05-013	Statesboro Summit Apartments	Statesboro	
04-521	Embry Hills Sr.	Stone Mountain	
04-020	Saratoga Court	Summerville	
03-032	Jordan Estates	Swainsboro	
04-032	Spring Gardens	Swainsboro	
04-507	Farview Apartments	Thomaston	
05-003	Hampton Lake Apartments	Thomasville	
04-022	Monterey Pass	Thomson	
04-036	Thomson Villas	Thomson	
05-047	The Senior Residences at Thomson	Thomson	
05-009	Wildwood Apartments	Tifton	
05-033	Imperial Place	Toccoa	
03-033	Auburn Ridge	Trenton	
03-006	Heron Lake Apartments	Valdosta	
05-036	Westport Village	Waycross	
05-011	Waynesboro Gardens Apartments	Waynesboro	
03-019	JT Oakview, LP	Wrightsville	
04-035	Pinewood Park		Bibb
04-517	Brookside Apartments		Clayton
04-514	Walton Trail		Cobb
04-519	Cobblestone Apartments		Cobb
03-043	Antioch Manor Estates, I		DeKalb
03-501	Mountain Grove Apartments		DeKalb
04-048	Whispering Pines		DeKalb
			Uninc.

Appendix II
 Competitive Scoring Criteria
 Exhibit A
 Points for Previous Projects within a Local Government

<u>Project #</u>	<u>Project Name</u>	<u>City</u>	<u>Portion of County</u>
04-504	Vineyards of Flat Shoals		DeKalb
04-510	Glenwood Park Apts		Dekalb
04-516	Orchard Walk		Dekalb
04-520	Ashton Grove		Dekalb
05-018	Candler Forrest Apartments		Dekalb
03-005	Westover Place Apartments		Dougherty
03-031	Mineral Springs Apartments		Fannin
03-518	Longwood Vista Apartments		Gwinnett
03-008	East Oaks apartments		Sumter
04-006	The Groves		Tift
05-041	Ashford Parkside Senior Residences		Ware