

**Project Narrative**  
**Meadow Lane Apartment**  
**Rome, Floyd County**

Meadow Lane Apartments is a 120 unit multifamily complex built in 1971. The property has a Section 8 HAP contract that covers 114 of the 120 units. The six (6) units not on the Section 8 HAP contract are not currently income restricted. We believe the tenants in these 6 units currently will be income qualified to rent those units once they become income restricted. However, if they are not qualified they will not be forced to move and will remain in their unit. The office occupies one of the 3 bedroom units not covered by the Section 8 HAP contract. Meadow Lane Apartments has 15 - 1 bedroom units, 60 - 2 bedroom units, 30 - 3 bedroom units, and 15 - 4 bedroom units and serves family tenancy population. Post rehab there will be 119 units and all will be income restricted. The Section 8 HAP contract will be extended for 20 years.

LHP Capital, LLC is going to acquire and rehab Meadow Lane Apartments by using an FHA 221(d)4 loan, federal and state 4% LIHTCs, and tax exempt bonds issued by the Northwest Georgia Housing Authority. The estimated scope of work is approximately \$6,000,000 and will add new amenities such as in-unit washers and dryers, microwaves, and dishwashers. LHP Capital, LLC is going to convert the current laundry room and the adjacent 4 bedroom unit that is currently not on the Section 8 HAP contract and is not income restricted into a new office and community room which the property has never had. A playground will also be added which the property does not currently have.

Since 1999, LHP Capital, LLC (or affiliates) has developed over 70 affordable housing properties and over 10,000 affordable housing units in 11 states using both 9% LIHTCs and 4% LIHTCs and tax exempt bonds. LHP Capital, LLC's current portfolio consists on 53 affordable housing properties and over 7,000 affordable housing units in 7 states.

**Project Narrative**  
Meadow Lane Apartment  
Rome, Floyd County

**PART ONE - PROJECT INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

Please note:

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

DCA Use ONLY - Project Nbr:  
**2017-0**

**May Revision 3**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	540,863	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	Pre-Application Number (if applicable) - use format 2017PA-###		2017PA-505	
				Have any changes occurred in the project since pre-application?		
				No		

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

Project Name previously used:  DCA Project Nbr previously assigned:

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Craig Cobb			Title	Senior Development Analyst	
Address	900 South Gay Street, Suite 2000			Direct Line	(865) 244-4316	
City	Knoxville			Fax	(865) 824-7216	
State	TN	Zip+4	37902-1861	Cellular	(865) 567-1096	
Office Phone	(865) 244-4316			E-mail	ccobb@lhp.net	

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

IV. PROJECT LOCATION

Project Name	Meadow Lane Apartment			Phased Project?	No	
Site Street Address (if known)	22 Tamassee Lane			DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	22 Tamassee Lane			Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 34.275186	Longitude: -85.233286	9-digit Zip**	Acreage	7.8900	
City	Rome	County	Floyd	Census Tract Number	13.00	
Site is predominantly located:	Within City Limits			QCT?	No	DDA? No
In USDA Rural Area?	No	In DCA Rural County?	No	HUD SA:	MSA	Rome

	Congressional	State Senate	State House		** Must be verified by applicant using following websites:	
Legislative Districts **	14	52	13	Zip Codes	<a href="http://zip4.usps.com/zip4/welcome.jsp">http://zip4.usps.com/zip4/welcome.jsp</a>	
If on boundary, other district:				Legislative Districts:	<a href="http://votesmart.org/">http://votesmart.org/</a>	

Political Jurisdiction	City of Rome			Website	www.romefloyd.com	
Name of Chief Elected Official	Mr. Sammy Rich	Title	City Manager	City	Rome	
Address	601 Broad Street			Email	srich@romega.us	
Zip+4	30162-1433	Phone	(706) 236-4400			

V. PROJECT DESCRIPTION

A. Type of Construction:						
New Construction	0	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	119	For Acquisition/Rehabilitation, date of original construction:			3/8/73	

**PART ONE - PROJECT INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**B. Mixed Use**

No

**C. Unit Breakdown**

PBRA

Number of Low Income Units	119	114
Number of 50% Units	0	0
Number of 60% Units	119	114
Number of Unrestricted (Market) Units	0	
Total Residential Units	119	
Common Space Units	0	
Total Units	119	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	106,242
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	106,242
Total Common Space Unit Square Footage	0
Total Square Footage from Units	106,242

**E. Buildings**

Number of Residential Buildings	13
Number of Non-Residential Buildings	0
Total Number of Buildings	13

Total Common Area Square Footage from Nonresidential areas	
Total Square Footage	106,242

**F. Total Residential Parking Spaces**

165

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

**VI. TENANCY CHARACTERISTICS**

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

Family

If Other, specify:

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

<b>B. Mobility Impaired</b>	Nbr of Units Equipped:	6
Roll-In Showers	Nbr of Units Equipped:	3
<b>C. Sight / Hearing Impaired</b>	Nbr of Units Equipped:	3

% of Total Units	5.0%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	2.5%	Required:	2%

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election** 40% of Units at 60% of AMI

**B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)** 20% of HOME-Assisted Units at 50% of AMI No

**VIII. SET ASIDES**

<b>A. LIHTC:</b>	Nonprofit	No
<b>B. HOME:</b>	CHDO	No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

N/A - 4% Bond

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:	Northwest Georgia Housing Authority				Inducement Date:	February 22, 2017	
Office Street Address	326 W 9th Street				Applicable QAP:	2017	
City	Rome	State	GA	Zip+4	30165-2764	T-E Bond \$ Allocated:	10,000,000
Contact Name	Sandra Hudson	Title	Executive Director		E-mail	shudson@nwgha.com	
10-Digit Office Phone	(706) 291-0780	Direct line	(706) 378-3940	Website			

**PART ONE - PROJECT INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

**XII. PRESERVATION**

A. Subsequent Allocation

Year of Original Allocation	<input style="width: 50px;" type="text"/>
Original GHFA/DCA Project Number	<input style="width: 100%;" type="text"/>
First Year of Credit Period	<input style="width: 50px;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 50px;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100%;" type="text"/>

First Building ID Nbr in Project	<input style="width: 100%;" type="text"/>
Last Building ID Nbr in Project	<input style="width: 100%;" type="text"/>

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?

Number of Public Housing Units reserved and rented to public housing tenants:  % of Total Residential Units

Nbr of Units Reserved and Rented to: PHA Tenants w/ PBRA:  Households on Waiting List:  % of Total Residential Units

Local PHA

Street Address

City  Zip+4

Area Code / Phone  Email

Contact

Direct line

Cellular

**B. Existing properties: currently an Extension of Cancellation Option?**  If yes, expiration year:  Nbr yrs to forgo cancellation option:

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

**C. Is there a Tenant Ownership Plan?**

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

Total <i>Existing</i> Units	120
Number Occupied	113
% Existing Occupied	94.17%

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

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

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

Acquisition

Rehab

New Construction

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

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

Meadow Lane II, L.P.				Name of Principal	Phillip O. Lawson
900 South Gay Street, Suite 2000				Title of Principal	Chairman
Knoxville		Fed Tax ID:	81-524277	Direct line	(865) 549-7411
TN	Zip+4	37902-1861	Org Type:	For Profit	Cellular
(865) 549-7411		E-mail	plawson@lhp.net		

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Meadow Lane GP, LLC				Name of Principal	Phillip O. Lawson
900 South Gay Street, Suite 2000				Title of Principal	Chairman
Knoxville		Website	www.lhp.net	Direct line	(865) 549-7411
TN	Zip+4	37902-1861		Cellular	
(865) 549-7411		E-mail	plawson@lhp.net		

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

First Tennessee Housing Corporation				Name of Principal	April M. Heath
165 Madison Avenue, 15th Floor				Title of Principal	Vice President
Memphis		Website	www.firsttennessee.com	Direct line	(901) 523-4180
TN	Zip+4	38103-2721		Cellular	
(901) 523-4180		E-mail	amheath@ftb.com		

**b. State Limited Partner**

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

Sugar Creek Capital				Name of Principal	Christopher Hite
1819 Peachtree Road, NE, Suite 230				Title of Principal	President
Atlanta		Website	www.sugarcreekcapital.com	Direct line	(314) 561-6804
GA	Zip+4	30309-1857		Cellular	
(404) 343-1062		E-mail	chite@sugarcreekcapital.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

Office Street Address	LHP Capital, LLC			Name of Principal	Phillip O. Lawson
City	900 South Gay Street, Suite 2000			Title of Principal	Chairman
State	Knoxville	Website	www.lhp.net	Direct line	(865) 549-7411
10-Digit Office Phone / Ext.	TN	Zip+4	37902-1861	Cellular	
	(865) 549-7411	E-mail	plawson@lhp.net		

**B. CO-DEVELOPER 1**

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

**C. CO-DEVELOPER 2**

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

**D. DEVELOPMENT CONSULTANT**

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

**B. GENERAL CONTRACTOR**

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

**C. MANAGEMENT COMPANY**

Office Street Address	LHP Management, LLC			Name of Principal	Phillip O. Lawson
City	900 South Gay Street, Suite 2000			Title of Principal	Chairman
State	Knoxville	Website	www.lhp.net	Direct line	(865) 549-7411
10-Digit Office Phone / Ext.	TN	Zip+4	37902-1861	Cellular	
	(865) 549-7411	E-mail	plawson@lhp.net		



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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<b>D. ATTORNEY</b>		Gentry, Tipton & McLemore, P.C.		Name of Principal	Timothy M. McLemore
Office Street Address	900 South Gay Street, Suite 2300			Title of Principal	Partner
City	Knoxville	Website	www.tennlaw.com	Direct line	(865) 525-5300
State	TN	Zip+4	37902-1861	Cellular	
10-Digit Office Phone / Ext.	(865) 525-5300	114	E-mail	bdb@teenlaw.com	

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

<b>F. ARCHITECT</b>		McCarty Holsaple McCarty, Inc.		Name of Principal	Douglas H. McCarty
Office Street Address	550 West Main Street, Suite 300			Title of Principal	Director
City	Knoxville	Website	www.mhminc.com	Direct line	(865) 544-2000
State	TN	Zip+4	37902-2567	Cellular	
10-Digit Office Phone / Ext.	(865) 544-2000		E-mail	mbutler@mhminc.com	

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

<b>A. LAND SELLER (If applicable)</b>		37 ML Apartments, LLC		Principal	Sheldon P. Berger	10-Digit Phone / Ext.	(310) 788-7510
Office Street Address	10390 Santa Monica Blvd, Suite #400			City	Los Angeles		
State	CA	Zip+4	90025-6917	E-mail	sberger@rpblaw.com		

**B. IDENTITY OF INTEREST**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?		2. Is entity a MBE/WBE?	3. Org Type (FP, NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.	Yes/No				Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0100%	Yes	Certain individuals involved in the ownership of the Applicant are employees of the Developer and the limited liability company that is the sole member of the General Partner.
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	99.9800%	No	
State Ltd Partner		No	No	For Profit	0.0100%	No	
NonProfit Sponsor							
Developer		No	No	For Profit	0.0000%	Yes	Certain individuals involved in the ownership of the Applicant are employees of the Developer and the limited liability company that is the sole member of the General Partner.
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor							
Management Company		No	No	For Profit	0.0000%	Yes	Certain individuals involved in the ownership of the Applicant are employees of the Management Company and the limited liability company that is the sole member of the General Partner.
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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The General Contractor is TBD and will be chosen through a competitive bid process. The Accountant is also TBD at this point.

**PART THREE - SOURCES OF FUNDS - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		Yes	FHA Insured Mortgage	No	USDA 515
Yes	Tax Exempt Bonds: \$	10,000,000	No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	Yes	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Walker & Dunlop, LLC	9,975,262	3.800%	480
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	LHP Capital, LLC	778,000		
Federal Housing Credit Equity	First Tennessee Housing Corporation	5,137,680		
State Housing Credit Equity	Sugar Creek Capital, LLC	3,190,770		
Other Type (specify)	Tax-Exempt Bonds	Northwest Georgia Housing Authority	10,000,000	
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>29,081,712</b>		
Total Construction Period Costs from Development Budget:		14,322,418		
Surplus / (Shortage) of Construction funds to Construction costs:		14,759,294		

**PART THREE - SOURCES OF FUNDS - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**III. PERMANENT FINANCING**

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Walker & Dunlop, LLC	9,975,262	3.800%	40	40	485,500	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	32.68% LHP Capital, LLC	778,000					

Total Cash Flow for Years 1 - 15: 2,419,585  
 DDF Percent of Cash Flow (Yrs 1-15) 32.154% 32.154%  
 Cash flow covers DDF P&I? Yes

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	First Tennessee Housing Corporation	5,137,680					Equity Check 5,138,194 + / - -514.22 TC Equity % of TDC
State Housing Credit Equity	Sugar Creek Capital, LLC	3,190,770					3,191,089 -319.04 27%
Historic Credit Equity							17%
Invstmt Earnings: T-E Bonds							44%
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		19,081,712					
Total Development Costs from Development Budget:		19,081,709					
Surplus/(Shortage) of Permanent funds to development costs:		3					

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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**PART FOUR - USES OF FUNDS - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**I. DEVELOPMENT BUDGET**

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	10,500			10,500	
Market Study	10,500			10,500	
Environmental Report(s)	72,500			72,500	
Soil Borings					
Boundary and Topographical Survey	20,000			20,000	
Zoning/Site Plan Fees					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>113,500</b>	<b>-</b>	<b>-</b>	<b>113,500</b>	<b>-</b>
<b>ACQUISITION</b>					
Land	760,800				
Site Demolition					
Acquisition Legal Fees (if existing structures)					
Existing Structures	5,239,200		5,239,200		
<b>Subtotal</b>	<b>6,000,000</b>	<b>-</b>	<b>5,239,200</b>	<b>-</b>	<b>-</b>
<b>LAND IMPROVEMENTS</b>					
Site Construction (On-site) Per acre: 11,312	89,250			89,250	
Site Construction (Off-site)					
<b>Subtotal</b>	<b>89,250</b>	<b>-</b>	<b>-</b>	<b>89,250</b>	<b>-</b>
<b>STRUCTURES</b>					
Residential Structures - New Construction					
Residential Structures - Rehab	6,500,000			6,500,000	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
<b>Subtotal</b>	<b>6,500,000</b>	<b>-</b>	<b>-</b>	<b>6,500,000</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
Builder Profit:	DCA Limit 13.810% 6.000% 395,355 5.919%			390,000	
Builder Overhead	2.000% 131,785 1.973%			130,000	
General Requirements*	6.000% 395,355 5.919%			390,000	
*See QAP: General Requirements policy	14.000% 922,495				
<b>Subtotal</b>	<b>910,000</b>	<b>-</b>	<b>-</b>	<b>910,000</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					
Other:					

<b>Total Construction Hard Costs</b> 7,499,250.00	<b>Average TCHC:</b> 63,018.91 per Res'l unit 70.59 per Res'l unit SF	63,018.91 per unit 70.59 per unit sq ft	70.59 per total sq ft
--	--	--	-----------------------

<b>CONSTRUCTION CONTINGENCY</b>					
Construction Contingency	6.67%	500,000		500,000	

**PART FOUR - USES OF FUNDS - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee					
Construction Loan Interest					
Construction Legal Fees					
Construction Period Inspection Fees					
Construction Period Real Estate Tax	44,563				
Construction Insurance	42,167				
Title and Recording Fees					
Payment and Performance bonds					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<i>Subtotal</i>	86,730	-	-	-	-
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	255,000			255,000	
Architectural Fee - Supervision	85,000			85,000	
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)					
Accessibility Inspections and Plan Review					
Construction Materials Testing					
Engineering	25,000			25,000	
Real Estate Attorney	157,669			157,669	
Accounting	15,000			15,000	
As-Built Survey					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<i>Subtotal</i>	537,669	-	-	537,669	-
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 126</i>					
Building Permits	15,000			15,000	
Impact Fees					
Water Tap Fees <i>waived?</i>					
Sewer Tap Fees <i>waived?</i>					
<i>Subtotal</i>	15,000	-	-	15,000	-
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	179,555				
Permanent Loan Legal Fees	25,000				
Title and Recording Fees	90,000				
Bond Issuance Premium	34,875				
Cost of Issuance / Underwriter's Discount	163,000				
Other: Bond Legal Fees	77,000				
<i>Subtotal</i>	569,430				-

**PART FOUR - USES OF FUNDS - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>DCA-RELATED COSTS</b>			<b>DCA-RELATED COSTS</b>			
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,500				
LIHTC Allocation Processing Fee	43,269	43,269				
LIHTC Compliance Monitoring Fee	95,200	95,200				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other: LIHTC Eligibility Opinion Letter Fee		5,000				
Other: LIHTC Environmental Review Fee		3,000				
	<b>Subtotal</b>	165,469				-
<b>EQUITY COSTS</b>			<b>EQUITY COSTS</b>			
Partnership Organization Fees		70,000				
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	70,000				-
<b>DEVELOPER'S FEE</b>			<b>DEVELOPER'S FEE</b>			
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	2,380,371		785,880	1,594,491	
	<b>Subtotal</b>	2,380,371	-	785,880	1,594,491	-
<b>START-UP AND RESERVES</b>			<b>START-UP AND RESERVES</b>			
Marketing						
Rent-Up Reserves	145,259					
Operating Deficit Reserve:	533,267	554,909				
Replacement Reserve		71,400				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 630	75,000			75,000	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	701,309	-	-	75,000	-
<b>OTHER COSTS</b>			<b>OTHER COSTS</b>			
Relocation		313,581			313,581	
Other: Broker Fees		129,400		71,400		
	<b>Subtotal</b>	442,981	-	71,400	313,581	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>19,081,709</b>	-	<b>6,096,480</b>	<b>10,648,491</b>	-
<b>Average TDC Per:</b>	<b>Unit:</b>	160,350.50	<b>Square Foot:</b>	179.61		



**PART FOUR - USES OF FUNDS - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
<b>Subtractions From Eligible Basis</b>			
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <Enter detailed description here; use Comments section if needed>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	0	6,096,480	10,648,491
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	6,096,480	10,648,491
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>			100.00%
Adjusted Eligible Basis	0	6,096,480	10,648,491
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	6,096,480	10,648,491
Multiply Qualified Basis by Applicable Credit Percentage		3.23%	3.23%
Maximum Tax Credit Amount	0	196,916	343,946
<b>Total Basis Method Tax Credit Calculation</b>		<b>540,863</b>	

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

21,334,681	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig
19,081,709				
9,975,262				
9,106,447				

/ 10			
910,645	Federal		State
1.5400	= 0.9500	+	0.5900
591,328			

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

540,863

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

540,863

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

540,863

PART FOUR - USES OF FUNDS - 2017-0 Meadow Lane Apartment, Rome, Floyd County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

**PART FOUR (b) - OTHER COSTS - 2017-0 - Meadow Lane Apartment - Rome - Floyd, County**

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

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

0

Total Cost  Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

Bond Legal Fees

Estimated legal fees paid to bond attorneys, underwriting attorneys, trustee attorneys, and issuer attorneys.

Total Cost

**DCA-RELATED COSTS**

LIHTC Eligibility Opinion Letter Fee

DCA cost for LIHTC Eligibility Opinion Letter Fee.

Total Cost

LIHTC Environmental Review Fee

DCA cost for LIHTC Environmental Review Fee.

Total Cost

**EQUITY COSTS**

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

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**  
Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**



**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

Total Cost  Total Basis

**OTHER COSTS**

Broker Fees

Broker fee paid to help broker the transaction between buyer and seller.

Portion of broker fees attributable to the acquisition of the property.

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**DCA Utility Region for project: North**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

HUD PBRA		
January 1, 2017	Structure	2-Story Walkup

**Paid By (check one)**

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

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)			
		Tenant	Owner		1	2	3	4
Heat	Natural Gas		X					
Cooking	Electric	X		91	107	139	163	
Hot Water	Natural Gas		X					
Air Conditioning	Electric	X						
Range/Microwave	Electric	X						
Refrigerator	Electric	X						
Other Electric	Electric	X						
Water & Sewer	Submetered*? <input type="checkbox"/> No		X					
Refuse Collection			X					
<b>Total Utility Allowance by Unit Size</b>				<b>0</b>	<b>91</b>	<b>107</b>	<b>139</b>	<b>163</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

**Paid By (check one)**

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

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Listed utility allowances are per the HUD Section 8 92458 Rent Schedule effective 1/1/17.

**DCA COMMENTS**







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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	15	60	30	14	119	
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	8,400	51,060	30,360	16,422	106,242	
0	0	0	0	0	0	0
0	8,400	51,060	30,360	16,422	106,242	
0	0	0	0	0	0	0
0	8,400	51,060	30,360	16,422	106,242	
0	0	0	0	0	0	0
0	8,400	51,060	30,360	16,422	106,242	

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

Ancillary Income

26,083

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

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	77,690
Maintenance Salaries & Benefits	77,690
Support Services Salaries & Benefits	
Other (describe here)	
<b>Subtotal</b>	<b>155,379</b>

**On-Site Office Costs**

Office Supplies & Postage	24,007
Telephone	7,451
Travel	2,642
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	
Cable Expense	34,272
<b>Subtotal</b>	<b>68,372</b>

**Maintenance Expenses**

Contracted Repairs	12,779
General Repairs	6,490
Grounds Maintenance	
Extermination	7,575
Maintenance Supplies	10,938
Elevator Maintenance	
Redecorating	5,017
Other (describe here)	
<b>Subtotal</b>	<b>42,799</b>

**On-Site Security**

Contracted Guard	7,046
Electronic Alarm System	
<b>Subtotal</b>	<b>7,046</b>

**Professional Services**

Legal	1,439
Accounting	9,462
Advertising	6,353
Audit	9,635
<b>Subtotal</b>	<b>26,889</b>

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

Electricity	12	16,744
Natural Gas	22	32,116
Water&Swr	37	52,460
Trash Collection		10,989
Other (describe here)		
<b>Subtotal</b>		<b>112,309</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	89,126
Insurance**	42,167
Other (describe here)	
<b>Subtotal</b>	<b>131,293</b>

**Management Fee:**

	<b>36,948</b>
333.86	Average per unit per year
27.82	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **581,035**

Average per unit	4,882.65
<b>Total OE Required</b>	<b>476,000</b>

**Replacement Reserve (RR)** **41,650**

Proposed average RR/unit amount:	<b>350</b>
----------------------------------	------------

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	119 units x \$350 =	41,650
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>119</b>	<b>41,650</b>

**TOTAL ANNUAL EXPENSES** **622,685**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

\*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation.  
 \*\*To all Applicants: in addition to your other comments, please provide methodology for insurance calculation.  
 Cable Expense - Owner is going to provide a comcast cable package to all tenants free of charge to the living rooms and all bedrooms.  
 \*Real Estate Tax Calculation: Purchase Price (\$6,000,000) X Assessment (40%) X Millage Rate (3.7136%) = \$89,126.  
 \*\*Insurance: We received a quote from our insurance broker for this property and the above number is the quote.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors) **7,373** Yr 1 Asset Mgt Fee Percentage of EGI: -0.60%

Property Mgt Fee Growth Rate (choose one):  
 Expense Growth Rate (3.00%) **Yes** --> If Yes, indicate Yr 1 Mgt Fee Amt: **36,948**  
 Percent of Effective Gross Income **No** --> If Yes, indicate actual percentage:

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	1,304,148	1,330,231	1,356,836	1,383,972	1,411,652	1,439,885	1,468,682	1,498,056	1,528,017	1,558,578
Ancillary Income	26,083	26,605	27,137	27,679	28,233	28,798	29,374	29,961	30,560	31,172
Vacancy	(93,116)	(94,978)	(96,878)	(98,816)	(100,792)	(102,808)	(104,864)	(106,961)	(109,100)	(111,282)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(544,087)	(560,410)	(577,222)	(594,539)	(612,375)	(630,746)	(649,668)	(669,158)	(689,233)	(709,910)
Property Mgmt	(36,948)	(38,056)	(39,198)	(40,374)	(41,585)	(42,833)	(44,118)	(45,441)	(46,805)	(48,209)
Reserves	(41,650)	(42,900)	(44,186)	(45,512)	(46,877)	(48,284)	(49,732)	(51,224)	(52,761)	(54,344)
NOI	614,430	620,492	626,488	632,411	638,256	644,012	649,674	655,232	660,678	666,004
Mortgage A	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)
Cash Flow	121,557	127,619	133,615	139,539	145,383	151,139	156,801	162,360	167,805	173,131
DCR Mortgage A	1.27	1.28	1.29	1.30	1.31	1.33	1.34	1.35	1.36	1.37
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.27	1.28	1.29	1.30	1.31	1.33	1.34	1.35	1.36	1.37
Oper Exp Coverage Ratio	1.99	1.97	1.95	1.93	1.91	1.89	1.87	1.86	1.84	1.82
Mortgage A Balance	9,866,949	9,754,447	9,637,595	9,516,224	9,390,160	9,259,221	9,123,219	8,981,958	8,835,235	8,682,838
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	7,373	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.60%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	2.99%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	36,948
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,589,749	1,621,544	1,653,975	1,687,054	1,720,796	1,755,212	1,790,316	1,826,122	1,862,644	1,899,897
Ancillary Income	31,795	32,431	33,079	33,741	34,416	35,104	35,806	36,522	37,253	37,998
Vacancy	(113,508)	(115,778)	(118,094)	(120,456)	(122,865)	(125,322)	(127,829)	(130,385)	(132,993)	(135,653)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(731,207)	(753,144)	(775,738)	(799,010)	(822,980)	(847,670)	(873,100)	(899,293)	(926,272)	(954,060)
Property Mgmt	(49,655)	(51,145)	(52,679)	(54,259)	(55,887)	(57,564)	(59,291)	(61,069)	(62,901)	(64,789)
Reserves	(55,974)	(57,653)	(59,383)	(61,164)	(62,999)	(64,889)	(66,836)	(68,841)	(70,906)	(73,034)
NOI	671,199	676,255	681,161	685,906	690,480	694,870	699,067	703,056	706,826	710,360
Mortgage A	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)
Cash Flow	178,327	183,382	188,288	193,033	197,607	201,998	206,194	210,183	213,953	217,487
DCR Mortgage A	1.38	1.39	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.46
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.38	1.39	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.46
Oper Exp Coverage Ratio	1.80	1.78	1.77	1.75	1.73	1.72	1.70	1.68	1.67	1.65
Mortgage A Balance	8,524,548	8,360,137	8,189,369	8,011,997	7,827,766	7,636,411	7,437,657	7,231,217	7,016,795	6,794,081
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	7,373	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.60%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	2.99%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	36,948
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,937,895	1,976,653	2,016,186	2,056,510	2,097,640	2,139,593	2,182,385	2,226,033	2,270,553	2,315,964
Ancillary Income	38,758	39,533	40,324	41,130	41,953	42,792	43,648	44,521	45,411	46,319
Vacancy	(138,366)	(141,133)	(143,956)	(146,835)	(149,772)	(152,767)	(155,822)	(158,939)	(162,118)	(165,360)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(982,682)	(1,012,162)	(1,042,527)	(1,073,803)	(1,106,017)	(1,139,197)	(1,173,373)	(1,208,574)	(1,244,832)	(1,282,177)
Property Mgmt	(66,732)	(68,734)	(70,796)	(72,920)	(75,108)	(77,361)	(79,682)	(82,072)	(84,534)	(87,070)
Reserves	(75,225)	(77,481)	(79,806)	(82,200)	(84,666)	(87,206)	(89,822)	(92,517)	(95,292)	(98,151)
NOI	713,649	716,676	719,426	721,883	724,031	725,854	727,333	728,451	729,189	729,526
Mortgage A	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)
Cash Flow	220,776	223,803	226,553	229,010	231,158	232,981	234,460	235,578	236,316	236,653
DCR Mortgage A	1.47	1.48	1.48	1.49	1.49	1.50	1.50	1.50	1.50	1.50
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.47	1.48	1.48	1.49	1.49	1.50	1.50	1.50	1.50	1.50
Oper Exp Coverage Ratio	1.63	1.62	1.60	1.59	1.57	1.56	1.54	1.53	1.51	1.50
Mortgage A Balance	6,562,755	6,322,483	6,072,921	5,813,709	5,544,473	5,264,826	4,974,365	4,672,672	4,359,314	4,033,838
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**I. OPERATING ASSUMPTIONS**

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	7,373	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.60%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	2.99%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	36,948
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	2,362,284	2,409,529	2,457,720	2,506,874	2,557,012
Ancillary Income	47,246	48,191	49,154	50,137	51,140
Vacancy	(168,667)	(172,040)	(175,481)	(178,991)	(182,571)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,320,642)	(1,360,261)	(1,401,069)	(1,443,101)	(1,486,394)
Property Mgmt	(89,682)	(92,373)	(95,144)	(97,998)	(100,938)
Reserves	(101,095)	(104,128)	(107,252)	(110,470)	(113,784)
NOI	729,443	728,917	727,928	726,452	724,465
Mortgage A	(485,500)	(485,500)	(485,500)	(485,500)	(485,500)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(7,373)	(7,373)	(7,373)	(7,373)	(7,373)
Cash Flow	236,570	236,044	235,055	233,579	231,592
DCR Mortgage A	1.50	1.50	1.50	1.50	1.49
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.50	1.50	1.50	1.50	1.49
Oper Exp Coverage Ratio	1.48	1.47	1.45	1.44	1.43
Mortgage A Balance	3,695,776	3,344,642	2,979,930	2,601,115	2,207,652
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					



**PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	<input style="width: 50px;" type="text" value="7.00%"/>
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)	<input style="width: 50px;" type="text" value="7,373"/>	Yr 1 Asset Mgt Fee Percentage of EGI:	<input style="width: 50px;" type="text" value="-0.60%"/>
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	<input style="width: 50px;" type="text" value="2.99%"/>
Expense Growth Rate (3.00%)	<input style="width: 50px;" type="text" value="Yes"/>	--> If Yes, indicate Yr 1 Mgt Fee Amt:	<input style="width: 50px;" type="text" value="36,948"/>
Percent of Effective Gross Income	<input style="width: 50px;" type="text" value="No"/>	--> If Yes, indicate actual percentage:	<input style="width: 50px;" type="text"/>

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

1.)
2.)
3.)
4.)
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19.)
20.)

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

Pass?

*Threshold Justification per Applicant*

Meadow Lane II, L.P.'s application meets all of the threshold criteria and DCA's underwriting assumptions. Meadow Lane II, L.P. has commitment letters for the HUD 221d(4) loan from Walker & Dunlop as well as commitment letters for both federal and state LIHTC equity from First Tennessee Housing Corporation (federal) and Sugar Creek Capital (state). Meadow Lane II, L.P. has also obtained written preliminary approval from HUD for both the HAP assignment and post rehab rents. The estimated development are well within the limits for the applicable MSA. The estimated construction costs have been formulated after multiple site visits by the architect and owner representatives with construction backgrounds. The estimated construction costs also include all required amenities for a rehab, except for the architectural waivers approved by DCA. The proposed operating costs are above the minimum per unit (net of reserve deposits) set by DCA for the applicable MSA (non Atlanta). The estimated deferred developer fee (less than 50% of total fee) can be repaid from the projected cash flow well before 15 years.

*DCA's Comments:*

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

**2 COST LIMITS**

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

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

Unit type	Nbr Units	New Construction and Acquisition/Rehabilitation		Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
		Unit Cost Limit total by Unit Type		Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>	Efficiency	0	0	117,818 x 0 units =	0
	1 BR	1	0	154,420 x 0 units =	0
	2 BR	2	0	187,511 x 0 units =	0
	3 BR	3	0	229,637 x 0 units =	0
	4 BR	4	0	270,341 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>	Efficiency	0	0	110,334 x 0 units =	0
	1 BR	1	0	144,909 x 0 units =	0
	2 BR	2	0	176,506 x 0 units =	0
	3 BR	3	0	217,443 x 0 units =	0
	4 BR	4	0	258,414 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>	Efficiency	0	0	91,210 x 0 units =	0
	1 BR	1	15	125,895 x 15 units =	1,888,425
	2 BR	2	60	159,553 x 60 units =	9,573,180
	3 BR	3	30	208,108 x 30 units =	6,243,240
	4 BR	4	14	259,274 x 14 units =	3,629,836
	<i>Subtotal</i>	<i>0</i>	<i>119</i>	<i>21,334,681</i>	<i>0</i>
<b>Elevator</b>	Efficiency	0	0	95,549 x 0 units =	0
	1 BR	1	0	133,769 x 0 units =	0
	2 BR	2	0	171,988 x 0 units =	0
	3 BR	3	0	229,318 x 0 units =	0
	4 BR	4	0	286,647 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>		<b>119</b>		<b>21,334,681</b>	<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**19,081,709**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**0**

**Project Cost Limit (PCL)**

**21,334,681**

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

DCA's Comments:

**Threshold Justification per Applicant**  
Meadow Lane is well within the Cost Limits for the MSA in which it falls.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

**Threshold Justification per Applicant**

DCA's Comments:

Meadow Lane is currently a family project and will continue to be a family project post-rehab for many years with the 20 year HAP contract that will be in place at closing along with the 15 year tax credit compliance period.

**4 REQUIRED SERVICES**

Pass?

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

**Does Applicant agree?**

**Agree**

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

1) Social & recreational programs planned & overseen by project mgr Specify:

**Ownership and Management will coordinate social & recreational activities such as semi-monthly birthday parties/holiday dinners.**

2) On-site enrichment classes Specify:

**Ownership and Management will coordinate classes such as arts and crafts, computer training, etc. through partnerships with local partners.**

3) On-site health classes Specify:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

4) Other services approved by DCA

Specify:

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

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

C.

*Threshold Justification per Applicant*

*DCA's Comments:*

Ownership commits to providing two (2) services each month at Meadow Lane which serves families. The state tax credit syndicator, Sugar Creek Capital, has an affiliated non-profit foundation called Horizon Housing Foundation (HHF) that assists in the coordination of social services for projects in which Sugar Creek Capital invests. Ownership and Management will utilize this foundation to help coordinate services each month at Meadow Lane.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

**5 MARKET FEASIBILITY**

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Overall Market Occupancy Rate
- D. Overall capture rate for tax credit units
- E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.

Pass?	
A.	Rebecca Arthur, Novogradac & Company, LLP
B.	5-8 months
C.	98.60%
D.	8.80%

Project Nbr	Project Name
1	2015-055 South Rome
2	2014-532 Willingham Village Apartments

Project Nbr	Project Name
3	2014-028 Highland Estates
4	

Project Nbr	Project Name
5	
6	

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

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

*Threshold Justification per Applicant*

Meadow Lane is an existing Section 8 property and will have a 20 year HAP contract at closing. The average occupancy at Meadow Lane between 2014-2016 was 98%. All tenants will be temporarily relocated during rehab but will return to their unit once their unit is completed (estimated 4 weeks). The three (3) projects listed above are all between 2.4 and 4.3 miles away from Meadow Lane which would qualify Meadow Lane for three (3) points under IX. Phased Development/Previous Projects B. Previous Projects scoring criteria.

*DCA's Comments:*

**6 APPRAISALS**

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

Pass?	
A.	No
B.	Yes
Appraiser's Name:	Rebecca Arthur, Novogradac & Company, LLP
1)	Yes
2)	Yes
3)	Yes
4)	No
C.	No
D.	
1)	No
2)	No
3)	No

*Threshold Justification per Applicant*

The appraisal for Meadow Lane supports the purchase price and is DCA compliant.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**Applicant Response DCA USE**

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **D3G - Dominion Due Diligence Group**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **D3G - Dominion Due Diligence Group**

2) **61.9**

**The projected decibels is within the "acceptable" category and no mitigation options are necessary.**

D. Is the subject property located in a:

D.

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

1) **No**

2) **No**

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

3) **No**

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

4) **No**

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

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

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

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

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

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

1)

2)

3)

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

G.

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

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

H. **<<Select>>**

**<<Select>>**

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

*Threshold Justification per Applicant*

The rehab scope of work for Meadow Lane includes radon mitigation for the 5 units identified in the Phase I. There will also be an O&M plan for asbestos that the Management Company will follow.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

**8 SITE CONTROL**

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

Pass?	
A. Yes	
B. <<Select>>	
C. LHP Capital, LLC	
D. No	

*Threshold Justification per Applicant*

Applicant has a signed Purchase and Sale Agreement with Seller dated 2/3/17 with a closing date no later than 1/31/18. Applicant is targeting a November 2017 closing.

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A. Yes	
B.	
C.	
D.	

*Threshold Justification per Applicant*

Meadow Lane is an existing property and has a specified entrance that is legally accessible by paved roads.

*DCA's Comments:*

**10 SITE ZONING**

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

Pass?	
A. Yes	
B. Yes	
C. Yes	
1) Yes	
2) Yes	
3) No	
4) No	
5) No	
D. Yes	
E. Yes	

*Threshold Justification per Applicant*

Meadow Lane is an existing multifamily property and is properly zoned as evidenced by the zoning verification letter dated 2/6/17 and signed by David Thompson, Associate Planner Rome/Floyd County Planning Department.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

Scana Energy

1) Yes

Threshold Justification per Applicant

2) Electric

Georgia Power

2) Yes

Meadow Lane is an existing property and has gas provided by Scana Energy and electricity provided by Georgia Power.

DCA's Comments:

**12 PUBLIC WATER/SANITARY SEWER/STORM SEWER**

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?

A1) No

2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

2) Yes

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

1) Public water

City of Rome

B1) Yes

2) Public sewer

City of Rome

2) Yes

Threshold Justification per Applicant

Meadow Lane is an existing property and has water and sewer provided by the City of Rome.

DCA's Comments:

**13 REQUIRED AMENITIES**

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

No

A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):

A. Agree

- 1) Community area (select either community room or community building):
- 2) Exterior gathering area (if "Other", explain in box provided at right):
- 3) On site laundry type:

A1) Room

A2) Covered Porch

If "Other", explain here

A3) Washer and dryer in each unit

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

B. Agree

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

Additional Amenities

Additional Amenities (describe in space provided below) Guidebook Met? DCA Pre-approved?

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

1) Playground		
2) Covered Pavilion with picnic/barbecue facilities		

3)		
4)		

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

C. Agree

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

1) Yes  
2) Yes  
3) Yes  
4) Yes  
5) Yes  
6a) Yes  
6b)

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

D.

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

1)  
2)  
3a)  
3b)

Threshold Justification per Applicant



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

Currently the office is located in a non-subsidized unit and there isn't any community space at Meadow Lane. The plan is to convert the existing laundry room and an adjacent non-subsidized unit into an office and community room space. We also plan to add a playground outside of the community room and a covered pavilion with picnic and barbecue facilities. These additional amenities will give the residents of Meadow Lane much needed community amenities that have never been on site. Applicant also agrees to provide the required unit amenities including in-unit washers & dryers provided by the Applicant.

*DCA's Comments:*

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

Pass?

A. Type of rehab (choose one):

A. **Substantial Gut Rehab** <<Select>>

B. Date of Physical Needs Assessment (PNA):

B. **D3G - Dominion Due Diligence Group**

Name of consultant preparing PNA:

**George Maskal, Jr.**

Is 20-year replacement reserve study included?

**Yes**

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C. **Yes**

Name of qualified BPI Building Analyst or equivalent professional:

**Southface - Amelia Godfrey**

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced:

D. **Yes**

DCA Rehabilitation Work Scope form referenced above clearly addresses:

1. All immediate needs identified in the PNA.
2. All application threshold and scoring requirements
3. All applicable architectural and accessibility standards.
4. All remediation issues identified in the Phase I Environmental Site Assessment.

1) **Yes**

2) **Yes**

3) **Yes**

4) **Yes**

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

E. **Agree**

*Threshold Justification per Applicant*

All immediate needs identified in the PNA as well as threshold, architectural, and accessibility standards other than the items approved architectural and accessibility waivers are being met in the scope of work.

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

Pass?

A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?

A. **Yes**

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

**Yes**

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

B. **Yes**

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?

C. **Yes**

Site Map delineates the approximate location point of each photo?

**Yes**

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D. **Yes**

*Threshold Justification per Applicant*

All of the above maps, plans, and photos are included in the application.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

Pass?

A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?

A. **Agree**

B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

B. **Agree**

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

*Threshold Justification per Applicant*

Applicant has engaged Southface to ensure that the post rehab energy efficiency results will meet DCA's guidelines. Applicant will meet the requirements of the QAP and Architectural Manual.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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**17 ACCESSIBILITY STANDARDS**

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

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

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
B. 1) a. Will at least <b>5%</b> of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?	1) a. Mobility Impaired	6	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	1) b. Roll-In Showers	3	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2) Sight / Hearing Impaired	3	2%

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant

Larry Hamrick, Diligent Construction Servic

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

Pass?		
A1).	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
B1)a.	Yes	
b.	Yes	
2)	Yes	
C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

*Threshold Justification per Applicant*

Applicant will meet all federal and DCA accessibility requirements. Applicant received a waiver from DCA during the pre-application process to have all of the accessible units in 2 bedroom units due to existing site conditions and existing building designs.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

**B. Standard Design Options for All Projects**

- 1) Exterior Wall Finishes (select one) Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
- 2) Major Bldg Component Materials & Upgrades (select one) Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

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

- 1)
- 2)

*Threshold Justification per Applicant*

Applicant will meet all DCA architectural design and quality requirements except those approved by DCA during the pre-application process.

*DCA's Comments:*

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

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

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Phillip O. Lawson (Certifying GP/Developer) received a "Qualified - Conditional" qualification determination after the pre-application review by DCA. The conditional qualification was pending receipt of the remaining letters of good standing from either the syndicator or state housing finance agency. Attached are three (3) letters of good standing from the syndicators for the out of state projects listed in the Compliance Summary History for Ohio and Arkansas.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

*Threshold Justification per Applicant*

Phillip O. Lawson (Certifying GP/Developer) received a "Qualified - Conditional" qualification determination after the pre-application review by DCA. The conditional qualification was pending receipt of the remaining letters of good standing from either the syndicator or state housing finance agency. Attached are three (3) letters of good standing from the syndicators for the out of state projects listed in the Compliance Summary History for Ohio and Arkansas.

*DCA's Comments:*

Pass?	Yes	No
A.	Yes	
B.		
1)	Yes	
2)	Yes	
C.		
1)		
2)		

Pass?	No	Yes
A.	No	
B.	Yes	
C.	No	
D.	No	
E.	Certifying GP/Developer	
F.	<< Select Designation >>	

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

**Applicant Response DCA USE**

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

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

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

Pass?	

*Threshold Justification per Applicant*

Not Applicable

*DCA's Comments:*

**22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE**

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

Pass?	

*Threshold Justification per Applicant*

Not Applicable

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

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

Pass?	
	Yes
	No
	No
	No
	No

*Threshold Justification per Applicant*

The applicant is purchasing the property from an unrelated seller and there is a Project Based Section 8 HAP contract on the property so the applicant is eligible for acquisition credits. Seller has owned the property from longer than 10 years.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

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

1) Number of Over Income Tenants	4		4) Number of Down units	0	
2) Number of Rent Burdened Tenants	0		5) Number of Displaced Tenants	0	
3) Number of Vacancies	7				

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

Yes		Yes	
Yes			

*Threshold Justification per Applicant*

Tenants will be temporarily relocated while the interior scope of work is completed on their unit which is anticipated to take approx. 3 weeks. All tenants will be able to return to their current unit once the rehab work in their unit is completed. Applicant plans to use a combination of on-site vacant units as "hotel" units as well as off-site accomodations, if needed. Applicant will pay for all moving related costs and the tenants will not bear any costs.

*DCA's Comments:*

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

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

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

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

*Threshold Justification per Applicant*

The applicant's Affirmative Fair Housing Marketing Plan has been submitted to HUD as part of the HAP Assignment approval. Applicant received preliminary approval of HAP Assignment on June 20, 2017. HUD will release their determination of the AFHMP at closing of the 221(d)4 loan.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

Pass?

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

The applicant feels like Meadow Lane is an optimal utilization of DCA resources as it utilizes the 4% LIHTC and tax exempt bonds as well as leveraging a federally insured 221(d)4 loan. The loan proceeds from the 221(d)4 loan are over 50% of the permanent sources in this deal with the remainder being both federal and state LIHTC equity. The rehab scope of work will provide all of the unit/site amenities required by DCA and the scope of work will help preserve existing affordable housing that hasn't been renovated since being originally built in the early 1970s. The per unit credit request is less than half of the average per unit credit request of the projects selected in the 2015 and 2016 9% funding cycles while preserving 47% more affordable units than the average deal funded in those years.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	20	20
<b>TOTALS:</b>	10	10
	A. 0	0
	B. 0	0

**1. APPLICATION COMPLETENESS**

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

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

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

DCA's Comments:

Enter "1" for each item listed below.

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



**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

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

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

Total Residential Units: **119**

Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least:

- 1. **15%** of total residential units
- or 2. **20%** of total residential units

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
0	

Actual Percent of Residential Units:

Per Applicant	Per DCA
<b>0.00%</b>	<b>0.00%</b>
<b>0.00%</b>	<b>0.00%</b>

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

**B. Deeper Targeting through New PBRA Contracts**

Nbr of PBRA Residential Units:

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

--	--

<b>0.00%</b>	<b>0.00%</b>
<b>0</b>	<b>0</b>

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

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

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

(1 pt subtracted each)

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

12  
1  
various

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

Scoring Justification per Applicant

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

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

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 3. Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 4. Paved Pedestrian Walkway is in existence by Application Submission. If not, but is immediately adjacent to Applicant site, Applicant has submitted documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the Walkway will be built.
- 5. The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.
- 6. Transportation service is being publicized to the general public.

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

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

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

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

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

DCA's Comments:

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

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

<Select a Sust Devlpmt Certification>

N/A - 4% Bond

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

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

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

Date of Audit:  Date of Report:

X

**A. Sustainable Communities Certification**

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

2	A.	Yes/No	Yes/No
---	----	--------	--------

**1. EarthCraft Communities**

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

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

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

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

**Commitments for Building Certification:**

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

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

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

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

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

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

Scoring Justification per Applicant

DCA's Comments:

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

**A. Census Tract Demographics** 3

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

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

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

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

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".) 

**C. Georgia Department of Public Health Stable Communities** 2

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

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

DCA's Comments:

2017-5xxMdwLnCore

Part IX A-Scoring Criteria

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**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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Score Value	Self Score	DCA Score
92	20	20
10		

**TOTALS:**

**8. TRANSFORMATIONAL COMMUNITIES (choose A or B)**

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

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

- a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?
- b) Includes public input and engagement during the planning stages?
- c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?
- d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities?  
 The specific time frames and implementation measures are current and ongoing?
- e) Discusses resources that will be utilized to implement the plan?
- f) Is included *in full* in the appropriate tab of the application binder?

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

--	--

**A. Community Revitalization**

2

A. 

--	--

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

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

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

Yes/No	Yes/No

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

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

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

1

1.		
----	--	--

1

2.		
----	--	--

Project is in a QCT? **No** Census Tract Number: **13.00** Eligible Basis Adjustment: **<<Select>>**

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

OR

**B. Community Transformation Plan**

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

**1. Community-Based Team**

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

Entity Name			Website			Yes/No	Yes/No
Contact Name	Direct Line		Email				
a) i. CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes.						/▶	
CBO 1 Name			Purpose:			Letter of Support included?	
Community/neighborhd where partnership occurred			Website				
Contact Name	Direct Line		Email				
CBO 2 Name			Purpose:			Letter of Support included?	
Community/neighborhd where partnership occurred			Website				
Contact Name	Direct Line		Email				
ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder.						ii.	
iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process.						iii.	
b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.						b)	

**Community Quarterback (CQB)**

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, as delineated by the Community Transformation Plan, to increase residents' access to local resources such as employment, education, transportation, and health?						Enter page nbr(s) here	
ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?							
iii. CQB Name			Website				
Contact Name	Direct Line		Email				

**2. Quality Transformation Plan**

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

4 2.

a) <i>Public and Private Engagement</i>						Tenancy:	<b>Family</b>
Family Applicants must engage at least <b>two</b> different Transformation Partner types, while Senior Applicants must engage at least <b>one</b> . <b>Applicant agrees?</b>							
i. Transformation Partner 1	<Select Transformation Partner type>		Date of Public Meeting 1 between Partners				
Org Name			Date(s) of publication of meeting notice				
Website			Publication(s)				
Contact Name	Direct Line		Social Media				
Email			Mtg Locatn				
Role			Which Partners were present at Public Mtg 1 between Partners?				

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

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

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

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

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

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

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

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

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund**

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

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

**2. Long-term Ground Lease**

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

**3. Third-Party Capital Investment**

Unrelated Third-Party Name	Competitive Pool chosen: <b>N/A - 4% Bond</b>		2	3.	
Unrelated Third-Party Type	<Select unrelated 3rd party type>		Improvement Completion Date		
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?					
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles			
Description of Investment or Funding Mechanism					
Description of Investment's Furtherance of Plan					
Description of how the investment will serve the tenant base for the proposed development					
Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC): 19,081,709		

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
D.	10	20
1.		
2.		

**D. Community Designations**

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

0	0
---	---

Competitive Pool chosen:

N/A - 4% Bond

**A. Phased Developments**

Phased Development?

No

0

3

A.		
1.		

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

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

Number:

Name

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

Number:

Name

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

2.		
3.		
4.		

**B. Previous Projects (Flexible Pool)**

(choose 1 or 2)

3

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

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

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

3

1.		
----	--	--

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

(choose 1 or 3)

4

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

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

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

(additional point)

3

1.		
----	--	--

1

2.		
----	--	--

2

3.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:



**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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**TOTALS:**

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

**10. MARKET CHARACTERISTICS**

For DCA determination:

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

A.		
B.		
C.		
D.		

Scoring Justification per Applicant

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

DCA's Comments:

	<b>1</b>	<b>0</b>	<b>0</b>
A.	1		
B.	1		

**12. EXCEPTIONAL NON-PROFIT**

0

**3**

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

	Yes/No	Yes/No

**13. RURAL PRIORITY**

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

Urban or Rural: **Urban**

**2**

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

Unit Total

119

MGP	Meadow Lane GP, LLC	0.0100%	Phillip O. Lawson	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	LHP Capital, LLC	0.0000%	Phillip O. Lawsoi
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	First Tennessee Housing Corporatio	99.9800%	April M. Heath	Developmt Consult	0	0.0000%	0
State LP	Sugar Creek Capital	0.0100%	Christopher Hite				

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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Score Value	Self Score	DCA Score
92	20	20

**TOTALS:**

2	0	0
1		

**14. DCA COMMUNITY INITIATIVES**

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

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

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

A. Yes/No Yes/No

1.		
2.		
3.		
4.		
5.		

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

**B. Designated Military Zones**

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

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

City: **Rome** County: **Floyd** QCT? **No** Census Tract #: **13.00**

B.

--	--

Scoring Justification per Applicant

DCA's Comments:

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**N/A - 4% Bond**

**4**

<b>0</b>	<b>0</b>
Yes/No	Yes/No

Indicate that the following criteria are met:

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

**Unmet criterion results in no points!**

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

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

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

Amount

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

Amount

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

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

19,081,709
0.0000%

0.0000%
---------

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

**TOTALS:** 92      20      20

3

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

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

DCA's Comments:

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

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

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

12
119
12
15

3	0	0
2	0	0

1.		
2.		
3.		
4.		

**B. Target Population Preference**

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

3	0	0
1.		
2.		

Scoring Justification per Applicant

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:

0
---

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

**A. Historic and Adaptive Reuse**

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

Historic adaptive reuse units:  
Total Units  
% of Total

0
119
0.00%

2		
---	--	--

<< Enter here Applicant's Narrative of how building will be reused >>

**B. Historic**

The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register

Nbr Historic units:  
Total Units  
% of Total

0
119
0.00%

1		
---	--	--

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

Agree or Y/N Agree or Y/N


**19. HEALTHY HOUSING INITIATIVES**

(choose A or B or C)

Pre-requisites:

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

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

3

0	0
---	---

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

a)		
b)		
c)		

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

Occurrence

Cost to Resident

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

**B. Healthy Eating Initiative**

2

0	0
---	---

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

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

a)		
b)		
c)		
d)		
e)		
2.		

Description of Monthly Healthy Eating Programs

Description of Related Event

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

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>20</b>	<b>20</b>
2	0	0

**C. Healthy Activity Initiative**

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

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

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

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

a)		
b)		
c)		
d)		
e)		

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

f)		
g)		

Length of Trail  miles

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

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

Family

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

--	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High									
c) High									
d) Primary/Elementary									
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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

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

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

OR B. Exceed the minimum jobs threshold by 50%

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

**TOTALS:**

92

2

2

2

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

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

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

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

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

	Per Applicant	Per DCA
Applicable Minimum Jobs Threshold		
Total Nbr of Jobs w/in the 2-mile radius		
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work		
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work	0.00%	0.00%

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

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

10	10
----	----

Base Score

Deductions

Additions

10	10
----	----

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

92

20	20
----	----

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

20

**PART NINE - SCORING CRITERIA - 2017-0 Meadow Lane Apartment, Rome, Floyd County**

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**Score  
Value**

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

**TOTALS:**

92

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

Not Applicable

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

Meadow Lane Apartment  
Rome, Floyd County

Not Applicable



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

Meadow Lane Apartment  
Rome, Floyd County

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

Meadow Lane Apartment

Rome, Floyd County

Not Applicable



## Scoring Section 16 - Innovative Project Concept Narrative

Meadow Lane Apartment

Rome, Floyd County

Not Applicable





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

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

To DCA:

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

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



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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Phillip O. Lawson  
 \_\_\_\_\_  
 Printed Name  
  
 \_\_\_\_\_  
 Signature

Chairman of the GP, sole member of Meadow Lane II, L.P.  
 \_\_\_\_\_  
 Title  
 July 12, 2017  
 \_\_\_\_\_  
 Date  
 [SEAL]

**SUMMARY OF DCA UNDERWRITING ASSUMPTIONS**

<u>Category</u>	<u>Specification</u>	<u>Scale</u>	
Funding Limits	LIHTC	Per Project	Flexible Pool
			Rural Pool
	HOME	Per Project	Extraordinary (
		Per Owner Per Round	
	HUD PIH Office of Capital Improvements - Total Development Costs	Per Project	
		Per Owner Per Round (% of HOME funds a	
		Per Unit (Avg)	

MSA	Type	Unit TDC Limit by Bedroom Size					Historic / CTC MSA
		0	1	2	3	4+	
Albany	Detached/Ser	120,264	157,510	191,153	233,904	275,297	Albany
Albany	Elevator	97,421	136,390	175,358	233,811	292,264	Albany
Albany	Row House	112,781	147,999	180,148	221,709	263,370	Albany
Albany	Walkup	93,491	129,089	163,659	213,583	266,118	Albany
Athens	Detached/Ser	124,002	162,434	197,155	241,296	284,013	Athens
Athens	Elevator	100,476	140,667	180,857	241,143	301,429	Athens
Athens	Row House	116,248	152,579	185,753	228,661	271,655	Athens
Athens	Walkup	96,302	132,960	168,552	219,940	274,032	Athens
Atlanta	Detached/Ser	139,407	182,430	221,255	270,488	318,270	Atlanta
Atlanta	Elevator	112,784	157,897	203,010	270,681	338,351	Atlanta
Atlanta	Row House	130,931	171,658	208,792	256,678	304,763	Atlanta
Atlanta	Walkup	108,868	150,379	190,725	249,057	310,346	Atlanta
Augusta	Detached/Ser	128,534	167,884	203,317	248,031	291,664	Augusta
Augusta	Elevator	103,683	145,157	186,630	248,840	311,050	Augusta
Augusta	Row House	121,141	158,487	192,445	235,984	279,881	Augusta
Augusta	Walkup	101,425	140,219	177,997	232,756	290,094	Augusta
Chattanooga	Detached/Ser	133,109	174,341	211,588	258,924	304,750	Chattanooga
Chattanooga	Elevator	107,835	150,968	194,102	258,803	323,504	Chattanooga
Chattanooga	Row House	124,813	163,799	199,390	245,408	291,530	Chattanooga
Chattanooga	Walkup	103,445	142,830	181,076	236,303	294,424	Chattanooga
Columbus	Detached/Ser	121,194	158,615	192,390	235,232	276,796	Columbus
Columbus	Elevator	98,067	137,294	176,521	235,361	294,201	Columbus
Columbus	Row House	113,800	149,219	181,518	223,185	265,013	Columbus
Columbus	Walkup	94,582	130,638	165,678	216,331	269,563	Columbus
Macon	Detached/Ser	122,484	160,449	194,750	238,357	280,557	Macon
Macon	Elevator	99,250	138,950	178,650	238,200	297,750	Macon
Macon	Row House	114,820	150,709	183,480	225,870	268,343	Macon
Macon	Walkup	95,112	131,315	166,465	217,213	270,634	Macon
Savannah	Detached/Ser	128,669	168,462	204,394	250,016	294,230	Savannah
Savannah	Elevator	104,177	145,848	187,519	250,025	312,532	Savannah
Savannah	Row House	120,734	158,379	192,727	237,087	281,584	Savannah
Savannah	Walkup	100,204	138,379	175,464	229,044	285,392	Savannah
Valdosta	Detached/Ser	117,818	154,420	187,511	229,637	270,341	Valdosta
Valdosta	Elevator	95,549	133,769	171,988	229,318	286,647	Valdosta
Valdosta	Row House	110,334	144,909	176,506	217,443	258,414	Valdosta
Valdosta	Walkup	91,210	125,895	159,553	208,108	259,274	Valdosta

HOME 221(d)(3) Unit Subsidy Limits

Unit Cost Limit	0 BR	1 BR	2 BR
	110,481	126,647	154,003

<u>Category</u>	<u>Specification</u>	<u>Scale</u>
Annual Operating Expenses	Urban	City of Atlanta
		Other MSA
	Rural	MSA
		Non-MSA w/out USDA Financing
		Non-MSA with USDA Financing
Replacement Reserve Pymt	Rehab	Per Unit
	New	Per Unit
	Single Family and Duplex	Per Unit
	Historic Rehab	Per Unit

**Development Costs**

Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture
-----------------------	----------------------------	---



	Tax Credit Application Fee	Per Project - Nonprofit
	Tax Credit Letter of Determination Fee	
	DCA HOME Consent Loan Pre-Application Fee	Per Project - For Profit or Joint Venture
	DCA HOME Consent Loan Pre-Application Fee	Per Project - Nonprofit
Hard Costs	Rehab	Avg Per "Dwelling" unit hard costs - not incl
Construction Contingency	New	LESSER OF % of Construction Hard Costs
		OR Dollar amount
	Rehab	LESSER OF % of Construction Hard Costs
		OR Dollar amount
Builder Profit	n/a	% of (Construction Hard Costs, exclusive of
Builder's Overhead	n/a	% of (Construction Hard Costs, exclusive of
General Requirements (exclusive of Contractor Svcs)	n/a	% of (Construction Hard Costs, exclusive of
Professional Services	Green Building Consultant Fee	
DCA-Related Costs	LIHTC Allocation Fee	Percent of Credit Request
	4% LIHTC IRS Form 8609 Fee	Percent of Credit Request
	HOME Front-End Analysis Fee	
	Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	
	Compliance Monitoring Fee	LIHTC Fee (both 4% and 9%) Per Unit
		USDA 515 or URFA Fee Per Unit
		Single Family Detached or Duplex fee Per Dwelling
		HOME Per Unit
Developer's Fee		Non-compliant Reinspection Fee Per Unit or File Plus travel
		Maximum
		Maximum Waiver Amount for 4% bond appl
	Identity of Interest	New Construction % of (TDC - budgeted DF - Demo - uw Land
		Acq / Rhb Acq portion % of Existing Structures acquisition cost (in
		Rhb portion % of (TDC - budgeted DF - uw Land - Acq L
		Rehabilitation % of (TDC - budgeted DF - uw Land - Acq L
		% DF to bldg acq % of (TDC - budgeted DF - uw Land)
	No Identity of Interest	LESSER OF % of (TDC - uw Land - budget
		OR percentage proposed
	Deferred DF Term (Years)	
	Deferred DF % of Total DF	
Operating Deficit Reserve		Mths of Year 1 Debt Service (out of 12)
		Mths of Year 1 O&M Expense (out of 12)
Rent-Up Reserve		Mths of projected operating expenses
LIHTC Final Inspection Fee		Per Project

**Proforma Operating Forecast**

Number of Persons in Family and Percentage Adjustments for Rent Calculations

1	2	3
70%	80%	90%

Revenue Growth Rate	Per Operation Year
V&C Loss Rate (Non-PBRA/USDA)	Per Operation Year
V&C Loss Rate (PBRA/USDA)	Per Operation Year
Operating Expense Growth Rate	Per Operation Year
Replacement Reserve Annual Payment Growth Rate	Per Operation Year
Operating Reserve Annual Payment Growth Rate	Per Operation Year

**Setasides**

Nonprofit	Percent of available 9% credit pool
CHDO	Amount from state HOME allocation

**Pools**

Rural	Percent of available 9% credit pool
Flexible	Percent of available 9% credit pool

**Unit Accessibility**

Equipped for Mobility Disabled Residents	Percent of Total Units
With Roll-In Showers	Percent of Units Equipped for Mobility Disat
Equipped for Hearing- and Sight-Impaired Residents	Percent of Total Units

**Assumed Family Size Adjustments**

<u># Bdrms</u>	<u>Adj</u>	<u>AFS</u>
0	0.7	1
1	0.75	1.5
2	0.9	3
3	1.04	4.5
4	1.16	6
5	1.28	7.5

# DCA UTILITY ALLOWANCES

Effective 1/1/2017

Unit Type	Use	Appliance Ty	NORTHERN Region					SO	
			0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR
<b>Larger Apartment Building (5+ Units)</b>	Heating	Natural Gas	6	8	10	12	16	5	8
		Propane	22	30	37	46	56	17	26
		Electric	9	13	17	20	26	6	11
		Electric Heat P	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Propane	7	11	13	15	20	11	13
		Electric	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
	Air Cond.	Electric	5	6	9	12	14	8	10
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Propane	11	15	22	26	30	11	15
		Electric	9	14	19	24	28	9	14
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
Trash Collection		15	15	15	15	15	15	15	
Range/Microw	Electric	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	
<b>Lowrise Apartment (2-4 units)</b>	Heating	Natural Gas	7	10	12	16	20	6	8
		Propane	23	35	41	54	70	19	27
		Electric	12	17	20	26	30	8	12
		Electric Heat P	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Propane	6	10	12	14	19	10	12
		Electric	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
	Air Cond.	Electric	5	6	9	12	14	8	10
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Propane	10	14	21	25	29	10	14
		Electric	9	14	19	24	28	9	14
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
Trash Collection		15	15	15	15	15	15	15	
Range/Microw	Electric	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	
<b>Single Family Home</b>	Heating	Natural Gas	8	12	16	19	24	7	9
		Propane	30	43	56	70	89	22	30
		Electric	14	20	26	31	39	10	14
		Electric Heat P	9	14	16	18	24	4	6
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Propane	7	11	13	15	20	11	13
		Electric	5	7	9	12	15	5	7
	Other Electric	Electric	17	24	30	37	47	17	23
	Air Cond.	Electric	6	9	11	14	18	9	13
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Propane	11	15	22	26	30	11	15
		Electric	9	14	19	24	28	9	14
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
Trash Collection		15	15	15	15	15	15	15	
Range/Microw	Electric	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	
<b>Single Family Attached</b>	Heating	Natural Gas	8	11	14	17	22	6	9
		Propane	28	39	50	63	72	22	30
		Electric	13	18	23	28	35	9	13
		Electric Heat P	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Propane	7	11	13	15	20	11	13
		Electric	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
	Air Cond.	Electric	6	8	10	12	16	8	12
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Propane	11	15	22	26	30	11	15
		Electric	9	14	19	24	28	9	14
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
Trash Collection		15	15	15	15	15	15	15	
Range/Microw	Electric	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	

2016

<u>Area</u>	<u>AMI</u>	<u>State</u>	<u>County Name</u>	<u>Utility Region</u>	<u>(Non)Metropolitan SA</u>	<u>MSA?</u>	<u>FMR MSA</u>	<u>FMR MSA</u>
Albany	41,700	AL	Appling	South	Appling Co.	Non-MSA	Appling Coun	N
Appling Co.	45,800	AK	Atkinson	South	Atkinson Co.	Non-MSA	Atkinson Cou	N
Athens-Clarke Co	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon Count	N
Atkinson Co.	35,400	AR	Baker	South	Albany	MSA	Albany, GA M	Y
Atlanta-Sandy Spr	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Cour	N
Augusta-Richmon	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks County	N
Bacon Co.	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Baldwin Co.	50,000	DE	Bartow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Banks Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Cour	N
Ben Hill Co.	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien Coun	N
Berrien Co.	43,700	GA	Bibb	North	Macon	MSA	Macon, GA M	Y
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Cou	N
Brunswick	49,700	ID	Brantley	South	Brunswick	MSA	Brunswick, G	Y
Bulloch Co.	50,000	IL	Brooks	South	Valdosta	MSA	Valdosta, GA	Y
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, G.	Y
Calhoun Co.	40,600	IA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Coun	N
Camden Co.	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County,	Y
Charlton Co.	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Cou	N
Chattanooga	61,300	ME	Camden	South	Camden Co.	Non-MSA	Camden Cou	N
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Cour	N
Clay Co.	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Clinch Co.	43,900	MI	Catoosa	North	Chattanooga	MSA	Chattanooga,	Y
Coffee Co.	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Cou	N
Colquitt Co.	39,800	MS	Chatham	South	Savannah	MSA	Savannah, G.	Y
Columbus	51,800	MO	Chattahoochee	North	Columbus	MSA	Columbus, G.	Y
Cook Co.	44,900	MT	Chattooga	North	Chattooga Co.	Non-MSA	Chattooga Co	N
Crisp Co.	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Dalton	45,300	NV	Clarke	North	Athens-Clarke Co.	MSA	Athens-Clarke	Y
Decatur Co.	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County,	N
Dodge Co.	51,400	NJ	Clayton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Dooly Co.	39,600	NM	Clinch	South	Clinch Co.	Non-MSA	Clinch County	N
Early Co.	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Elbert Co.	42,500	NC	Coffee	South	Coffee Co.	Non-MSA	Coffee Count	N
Emanuel Co.	38,400	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Coun	N
Evans Co.	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Fannin Co.	41,900	OK	Cook	South	Cook Co.	Non-MSA	Cook County,	N
Franklin Co.	47,100	OR	Coweta	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Gainesville	53,000	PA	Crawford	North	Macon	MSA	Macon, GA M	Y
Gilmer Co.	45,800	RI	Crisp	South	Crisp Co.	Non-MSA	Crisp County,	N
Glascocock Co.	50,600	SC	Dade	North	Chattanooga	MSA	Chattanooga,	Y
Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Grady Co.	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Cour	N
Greene Co.	52,300	TX	Dekalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Count	N
Hancock Co.	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly County	N
Haralson Co.	50,400	VA	Dougherty	South	Albany	MSA	Albany, GA M	Y
Hart Co.	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Hinesville - Fort Si	46,700	WV	Early	South	Early Co.	Non-MSA	Early County,	N
Irwin Co.	51,400	WI	Echols	South	Valdosta	MSA	Valdosta, GA	Y
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA	Savannah, G.	Y
Jeff Davis Co.	43,700		Elbert	North	Elbert Co.	Non-MSA	Elbert County	N
Jefferson Co.	35,700		Emanuel	South	Emanuel Co.	Non-MSA	Emanuel Cou	N
Jenkins Co.	36,400		Evans	South	Evans Co.	Non-MSA	Evans County	N
Johnson Co.	44,800		Fannin	North	Fannin Co.	Non-MSA	Fannin Count	N
Lamar Co.	51,100		Fayette	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Laurens Co.	45,100		Floyd	North	Rome	MSA	Rome, GA M:	Y
Lincoln Co.	44,000		Forsyth	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Long Co.	51,900		Franklin	North	Franklin Co.	Non-MSA	Franklin Cour	N
Lumpkin Co.	58,300		Fulton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Macon	48,100		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer Count	N
Macon Co.	38,700		Glascocock	North	Glascocock Co.	Non-MSA	Glascocock Co	N
Meriwether Co.	44,700		Glynn	South	Brunswick	MSA	Brunswick, G	Y
Miller Co.	42,100		Gordon	North	Gordon Co.	Non-MSA	Gordon Coun	N
Mitchell Co.	42,600		Grady	South	Grady Co.	Non-MSA	Grady County	N
Monroe Co.	59,000		Greene	North	Greene Co.	Non-MSA	Greene Coun	N
Montgomery Co.	44,100		Gwinnett	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Morgan Co.	56,500		Habersham	North	Habersham Co.	Non-MSA	Habersham C	N

Murray Co.	46,000	Hall	North	Gainesville	MSA	Gainesville, C	Y
Peach Co.	53,900	Hancock	North	Hancock Co.	Non-MSA	Hancock Cou	N
Pierce Co.	49,000	Haralson	North	Haralson Co.	MSA	Haralson Cou	Y
Polk Co.	50,000	Harris	North	Columbus	MSA	Columbus, G.	Y
Pulaski Co.	49,500	Hart	North	Hart Co.	Non-MSA	Hart County,	N
Putnam Co.	52,700	Heard	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Quitman Co.	34,200	Henry	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Rabun Co.	52,200	Houston	North	Warner Robins	MSA	Warner Robir	Y
Randolph Co.	36,900	Irwin	South	Irwin Co.	Non-MSA	Irwin County,	N
Rome	48,600	Jackson	North	Jackson Co.	Non-MSA	Jackson Cou	N
Savannah	63,500	Jasper	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Schley Co.	53,800	Jeff Davis	South	Jeff Davis Co.	Non-MSA	Jeff Davis Co	N
Screven Co.	47,800	Jefferson	North	Jefferson Co.	Non-MSA	Jefferson Cou	N
Seminole Co.	39,200	Jenkins	South	Jenkins Co.	Non-MSA	Jenkins Coun	N
Stephens Co.	48,200	Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N
Stewart Co.	33,400	Jones	North	Macon	MSA	Macon, GA N	Y
Sumter Co.	44,300	Lamar	North	Lamar Co.	MSA	Lamar Count	Y
Talbot Co.	40,000	Lanier	South	Valdosta	MSA	Valdosta, GA	Y
Taliaferro Co.	37,500	Laurens	North	Laurens Co.	Non-MSA	Laurens Cour	N
Tattnall Co.	48,400	Lee	South	Albany	MSA	Albany, GA N	Y
Taylor Co.	35,900	Liberty	South	Hinesville-Fort Stewart	MSA	Hinesville-Fo	Y
Telfair Co.	34,500	Lincoln	North	Lincoln Co.	MSA	Lincoln Coun	Y
Thomas Co.	44,000	Long	South	Long Co.	MSA	Long County,	Y
Tift Co.	42,800	Lowndes	South	Valdosta	MSA	Valdosta, GA	Y
Toombs Co.	47,700	Lumpkin	North	Lumpkin Co.	Non-MSA	Lumpkin Cou	N
Towns Co.	46,900	Macon	North	Macon Co.	Non-MSA	Macon Count	N
Treutlen Co.	47,500	Madison	North	Athens-Clarke Co.	MSA	Athens-Clarke	Y
Troup Co.	52,000	Marion	North	Columbus	MSA	Columbus, G.	Y
Turner Co.	35,100	McDuffie	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Union Co.	49,000	McIntosh	South	Brunswick	MSA	Brunswick, G	Y
Upson Co.	44,700	Meriwether	North	Meriwether Co.	MSA	Meriwether C	Y
Valdosta	50,300	Miller	South	Miller Co.	Non-MSA	Miller County	N
Ware Co.	47,700	Mitchell	South	Mitchell Co.	Non-MSA	Mitchell Coun	N
Warner Robins	59,300	Monroe	North	Monroe Co.	MSA	Monroe Coun	Y
Warren Co.	34,900	Montgomery	South	Montgomery Co.	Non-MSA	Montgomery	N
Washington Co.	47,000	Morgan	North	Morgan Co.	MSA	Morgan Coun	Y
Wayne Co.	44,600	Murray	North	Murray Co.	MSA	Murray Count	Y
Webster Co.	52,800	Muscogee	North	Columbus	MSA	Columbus, G.	Y
Wheeler Co.	32,400	Newton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
White Co.	52,600	Oconee	North	Athens-Clarke Co.	MSA	Athens-Clarke	Y
Wilcox Co.	39,600	Oglethorpe	North	Athens-Clarke Co.	MSA	Athens-Clarke	Y
Wilkes Co.	40,600	Paulding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Wilkinson Co.	45,200	Peach	North	Peach Co.	Non-MSA	Peach Count	N
		Pickens	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Pierce	South	Pierce Co.	Non-MSA	Pierce Count	N
		Pike	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Polk	North	Polk Co.	Non-MSA	Polk County,	N
		Pulaski	South	Pulaski Co.	Non-MSA	Pulaski Coun	N
		Putnam	North	Putnam Co.	Non-MSA	Putnam Coun	N
		Quitman	South	Quitman Co.	Non-MSA	Quitman Cou	N
		Rabun	North	Rabun Co.	Non-MSA	Rabun Count	N
		Randolph	South	Randolph Co.	Non-MSA	Randolph Co	N
		Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
		Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Schley	North	Schley Co.	Non-MSA	Schley Count	N
		Screven	South	Screven Co.	Non-MSA	Screven Cou	N
		Select City first	Select City first	Select City first			D
		Seminole	South	Seminole Co.	Non-MSA	Seminole Cou	N
		Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Stephens	North	Stephens Co.	Non-MSA	Stephens Cou	N
		Stewart	South	Stewart Co.	Non-MSA	Stewart Coun	N
		Sumter	South	Sumter Co.	Non-MSA	Sumter Coun	N
		Talbot	North	Talbot Co.	Non-MSA	Talbot Count	N
		Taliaferro	North	Taliaferro Co.	Non-MSA	Taliaferro Co	N
		Tattnall	South	Tattnall Co.	Non-MSA	Tattnall Coun	N
		Taylor	North	Taylor Co.	Non-MSA	Taylor Count	N
		Telfair	South	Telfair Co.	Non-MSA	Telfair Count	N
		Terrell	South	Albany	MSA	Albany, GA N	Y
		Thomas	South	Thomas Co.	Non-MSA	Thomas Cour	N
		Tift	South	Tift Co.	Non-MSA	Tift County, C	N
		Toombs	South	Toombs Co.	Non-MSA	Toombs Cour	N
		Towns	North	Towns Co.	Non-MSA	Towns Count	N
		Treutlen	South	Treutlen Co.	Non-MSA	Treutlen Cou	N

Troup	North	Troup Co.	Non-MSA	Troup County	N
Turner	South	Turner Co.	Non-MSA	Turner Count	N
Twiggs	North	Macon	MSA	Macon, GA N	Y
Union	North	Union Co.	Non-MSA	Union County	N
Upson	North	Upson Co.	Non-MSA	Upson Count	N
Walker	North	Chattanooga	MSA	Chattanooga,	Y
Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Ware	South	Ware Co.	Non-MSA	Ware County	N
Warren	North	Warren Co.	Non-MSA	Warren Coun	N
Washington	North	Washington Co.	Non-MSA	Washington C	N
Wayne	South	Wayne Co.	Non-MSA	Wayne Counl	N
Webster	South	Webster Co.	Non-MSA	Webster Cou	N
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Cou	N
White	North	White Co.	Non-MSA	White County	N
Whitfield	North	Dalton	MSA	Dalton, GA H	Y
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Count	N
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Count	N
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N
Worth	South	Albany	MSA	Albany, GA N	Y















	<u>Minimum</u>	<u>Maximum</u>
	n/a	950,000
	n/a	850,000
Circumstances Waiver	n/a	1,200,000
	n/a	1,800,000
	1,000,000	2,000,000
available)	n/a	25%

Type	Unit TDC Limit by Bedroom Size				
	0	1	2	3	4+
Detached/Ser	132,290	173,261	210,268	257,294	302,826
Elevator	107,163	150,029	192,893	257,192	321,490
Row House	124,059	162,798	198,162	243,879	289,707
Walkup	102,840	141,997	180,024	234,941	292,729
Detached/Ser	136,402	178,677	216,870	265,425	312,414
Elevator	110,523	154,733	198,942	265,257	331,571
Row House	127,872	167,836	204,328	251,527	298,820
Walkup	105,932	146,256	185,407	241,934	301,435
Detached/Ser	153,347	200,673	243,380	297,536	350,097
Elevator	124,062	173,686	223,311	297,749	372,186
Row House	144,024	188,823	229,671	282,345	335,239
Walkup	119,754	165,416	209,797	273,962	341,380
Detached/Ser	141,387	184,672	223,648	272,834	320,830
Elevator	114,051	159,672	205,293	273,724	342,155
Row House	133,255	174,335	211,689	259,582	307,869
Walkup	111,567	154,240	195,796	256,031	319,103
Detached/Ser	146,419	191,775	232,746	284,816	335,225
Elevator	118,618	166,064	213,512	284,683	355,854
Row House	137,294	180,178	219,329	269,948	320,683
Walkup	113,789	157,113	199,183	259,933	323,866
Detached/Ser	133,313	174,476	211,629	258,755	304,475
Elevator	107,873	151,023	194,173	258,897	323,621
Row House	125,180	164,140	199,669	245,503	291,514
Walkup	104,040	143,701	182,245	237,964	296,519
Detached/Ser	134,732	176,493	214,225	262,192	308,612
Elevator	109,175	152,845	196,515	262,020	327,525
Row House	126,302	165,779	201,828	248,457	295,177
Walkup	104,623	144,446	183,111	238,934	297,697
Detached/Ser	141,535	185,308	224,833	275,017	323,653
Elevator	114,594	160,432	206,270	275,027	343,785
Row House	132,807	174,216	211,999	260,795	309,742
Walkup	110,224	152,216	193,010	251,948	313,931
Detached/Ser	129,599	169,862	206,262	252,600	297,375
Elevator	105,103	147,145	189,186	252,249	315,311
Row House	121,367	159,399	194,156	239,187	284,255
Walkup	100,331	138,484	175,508	228,918	285,201

3 BR	4 BR
199,229	199,229

<u>Minimum</u>	<u>Maximum</u>
1,000	0

Maximum is project-specific

<u>Minimum</u>	<u>Maximum</u>
4,500	n/a
4,000	n/a
3,500	n/a
3,000	n/a
3,000	n/a
350	n/a
250	n/a
420	n/a
420	n/a

6,500
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5,500	
5,000	
1,000	
500	
25,000	see UCL
N/A	5%
N/A	500,000
N/A	7%
N/A	500,000
n/a	6%
n/a	2%
n/a	6%
n/a	20,000
8%	
8%	
3,000	
1,500	
800	n/a
400	n/a
1500	n/a
750	n/a
75	
1,800,000	
2,500,000	
15%	
15%	
15%	
15%	
15%	
15%	
?	
0	15
0%	50%
6	n/a
6	n/a
3	n/a
3,000	

uding community bldgs and common areas.

- Contingency and Contractor Svcs)
- Contingency and Contractor Svcs)
- Contingency and Contractor Svcs)

- ications
- d)
- cluding Acquisition Legal Fees)
- gl Fees - Existing Structures)
- gl Fees - Existing Structures)
- ed DF - Bldr profit)

4	5	6	7	8
Base	108%	116%	124%	132%
2%				
7%				
7%				
3%				
3%				
0%				
10%				
4,000,000				
35%				
remaining				
5%				
40%				
2%				

olled

SOUTHERN Region		
2 BR	3 BR	4 BR
9	11	14
30	39	48
13	16	20
3	4	5
4	5	6
17	22	26
9	11	15
27	33	42
13	16	19
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
10	12	15
31	39	50
15	18	24
3	4	5
4	5	6
17	21	25
9	11	15
27	33	42
13	16	19
6	8	9
21	25	29
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
12	15	18
41	50	63
18	22	28
7	8	11
4	5	6
17	22	26
9	11	15
30	36	46
17	20	27
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
11	13	17
37	46	56
16	20	26
3	4	5
4	5	6
17	22	26
9	11	15
27	33	42
15	18	24
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13

<u>DCA Rural</u>	<u>Tax-Exempt</u>	<u>City</u>	<u>County</u>	<u>Cities w/ LIHTC</u>	
Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville	Has LIHTC Project
Rural	Acworth Downtown Development Authority	Acworth	Cobb	Acworth	Has LIHTC Project
Rural	Adairsville Development Authority	Adairsville	Bartow	Adairsville	Has LIHTC Project
Urban	Adairsville Downtown Development Authority	Adel	Cook	Adrian	Has LIHTC Project
Rural	Albany-Dougherty Inner City Authority	Adrian	Johnson	Alamo	Has LIHTC Project
Rural	Alma Downtown Development Authority	Ailey	Montgomery	Albany	Has LIHTC Project
Urban	Arabi Industrial Development Authority	Alamo	Wheeler	Alma	Has LIHTC Project
Urban	Arlington Housing Authority	Alapaha	Berrien	Alpharetta	Has LIHTC Project
Rural	Athens-Clarke County Downtown Development Authority	Albany	Dougherty	Americus	Has LIHTC Project
Rural	Atkinson County-Coffee County Joint Development Authority	Aldora	Lamar	Aragon	Has LIHTC Project
Urban	Atlanta Development Authority	Allenhurst	Liberty	Arlington	Has LIHTC Project
Rural	Augusta, Georgia Landbank Authority	Allentown	Wilkinson	Ashburn	Has LIHTC Project
Urban	Bacon County Development Authority	Alma	Bacon	Athens	Has LIHTC Project
Urban	Banks/Habersham Counties Joint Development Authority	Alpharetta	Fulton	Atlanta	Has LIHTC Project
Urban	Barnesville Housing Authority	Alston	Montgomery	Auburn	Has LIHTC Project
Rural	Bartow-Cartersville Joint Development Authority	Alto	Habersham	Augusta	Has LIHTC Project
Rural	Ben Hill-Irwin Area Joint Development Authority	Ambrose	Coffee	Austell	Has LIHTC Project
Rural	Berrien County Development Authority	Americus	Sumter	Avondale Est	Has LIHTC Project
Rural	Boston Downtown Development Authority	Andersonville	Sumter	Bainbridge	Has LIHTC Project
Rural	Bowdon Housing Authority	Appling	Columbia	Baldwin	Has LIHTC Project
Rural	Brantley County Development Authority	Arabi	Crisp	Barnesville	Has LIHTC Project
Urban	Bremen Housing Authority	Aragon	Polk	Blackshear	Has LIHTC Project
Rural	Brooks County Development Authority	Arcade	Jackson	Blairsville	Has LIHTC Project
Rural	Brunswick and Glynn County Development Authority	Argyle	Clinch	Blakely	Has LIHTC Project
Urban	Bryan County-Pembroke Development Authority	Arlington	Calhoun	Bloomington	Has LIHTC Project
Rural	Butts, Henry, Lamar and Spalding County Joint Development Authority	Arnoldsville	Oglethorpe	Blue Ridge	Has LIHTC Project
Rural	Byron Development Authority	Ashburn	Turner	Bowman	Has LIHTC Project
Urban	Byron Downtown Development Authority	Athens	Clarke	Bremen	Has LIHTC Project
Urban	Byron Redevelopment Authority	Atlanta	Fulton	Brunswick	Has LIHTC Project
Rural	Calhoun Downtown Development Authority	Attapulgus	Decatur	Buchanan	Has LIHTC Project
Urban	Camden County Joint Development Authority	Auburn	Barrow	Buena Vista	Has LIHTC Project
Rural	Canton Development Authority	Augusta	Richmond	Buford	Has LIHTC Project
Urban	Carrollton Redevelopment Authority	Austell	Cobb	Butler	Has LIHTC Project
Rural	Cartersville Development Authority	Avalon	Stephens	Byron	Has LIHTC Project
Rural	Cartersville Downtown Development Authority	Avera	Jefferson	Cairo	Has LIHTC Project
Rural	Catoosa County Development Authority	Avondale Estate	DeKalb	Calhoun	Has LIHTC Project
Rural	Cedartown Development Authority	Baconton	Mitchell	Camilla	Has LIHTC Project
Urban	Cedartown Downtown Development Authority	Bainbridge	Decatur	Canton	Has LIHTC Project
Rural	Central Georgia Joint Development Authority	Baldwin	Habersham	Carrollton	Has LIHTC Project
Rural	Central Savannah River Area Unified Development Authority	Ball Ground	Cherokee	Cartersville	Has LIHTC Project
Rural	Central Valdosta Development Authority	Barnesville	Lamar	Cave Spring	Has LIHTC Project
Urban	Chatham-Savannah Authority for the Homeless	Bartow	Jefferson	Cedartown	Has LIHTC Project
Rural	Chattooga County Development Authority	Barwick	Thomas	Chamblee	Has LIHTC Project
Urban	Cherokee County Development Authority	Baxley	Appling	Chatsworth	Has LIHTC Project
Rural	City of Alpharetta Development Authority	Bellville	Evans	Chickamauga	Has LIHTC Project
Rural	City of Barnesville and County of Lamar Development Authority	Belvedere Park	DeKalb	Clarkston	Has LIHTC Project
Urban	City of Cairo Development Authority	Berkeley Lake	Gwinnett	Claxton	Has LIHTC Project
Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt	Clayton	Has LIHTC Project
Rural	City of Clayton Downtown Development Authority	Bethlehem	Barrow	Cleveland	Has LIHTC Project
Rural	City of Commerce Downtown Development Authority	Between	Walton	Cochran	Has LIHTC Project
Rural	City of Cumming Development Authority	Bibb City	Muscogee	College Park	Has LIHTC Project
Rural	City of Dawson Development Authority	Bishop	Oconee	Columbus	Has LIHTC Project
Rural	City of Dublin and County of Laurens Development Authority	Blackshear	Pierce	Commerce	Has LIHTC Project
Rural	City of Duluth Downtown Development Authority	Blacksville	Henry	Conyers	Has LIHTC Project
Rural	City of Fayetteville Downtown Development Authority	Blairsville	Union	Cordele	Has LIHTC Project
Urban	City of Jesup Downtown Development Authority	Blakely	Early	Cornelia	Has LIHTC Project
Urban	City of Stockbridge, Georgia Downtown Development Authority	Bloomington	Chatham	Covington	Has LIHTC Project
Urban	City of Sugar Hill Downtown Development Authority	Blue Ridge	Fannin	Crawford	Has LIHTC Project
Rural	City of Sylvania Downtown Development Authority	Bluffton	Clay	Crawfordville	Has LIHTC Project
Urban	City of Washington Downtown Development Authority	Blythe	Richmond	Cumming	Has LIHTC Project
Rural	City of Willacoochee Development Authority	Bogart	Oconee	Cuthbert	Has LIHTC Project
Rural	Clay County Development Authority	Bonanza	Clayton	Dahlonega	Has LIHTC Project
Urban	Clinch County Development Authority	Boston	Thomas	Dallas	Has LIHTC Project
Rural	Consolidated Housing Authority of Talbot County, Georgia	Bostwick	Morgan	Dalton	Has LIHTC Project
Rural	Coweta County Development Authority	Bowdon	Carroll	Darien	Has LIHTC Project
Rural	Coweta, Fayette, Meriwether Joint Development Authority	Bowersville	Hart	Dawson	Has LIHTC Project
Urban	Crisp-Dooly Joint Development Authority	Bowman	Elbert	Dawsonville	Has LIHTC Project
Rural	Dahlonega Downtown Development Authority	Braselton	Jackson	Decatur	Has LIHTC Project

Urban	Development Authority for the City of Savannah	Braswell	Paulding	Donalsonville	Has LIHTC Project
Rural	Development Authority of Appling County	Bremen	Haralson	Douglas	Has LIHTC Project
Rural	Development Authority of Atkinson County	Brinson	Decatur	Douglasville	Has LIHTC Project
Rural	Development Authority of Bainbridge and Decatur County	Bronwood	Terrell	Dublin	Has LIHTC Project
Rural	Development Authority of Baker County	Brookhaven	DeKalb	Duluth	Has LIHTC Project
Urban	Development Authority of Banks County	Brooklet	Bulloch	East Dublin	Has LIHTC Project
Urban	Development Authority of Bartow County	Brooks	Fayette	East Ellijay	Has LIHTC Project
Urban	Development Authority of Ben Hill County	Broxton	Coffee	East Point	Has LIHTC Project
Rural	Development Authority of Bibb County	Brunswick	Glynn	Eastman	Has LIHTC Project
Rural	Development Authority of Brooks County, Georgia	Buchanan	Haralson	Eatonton	Has LIHTC Project
Urban	Development Authority of Bulloch County	Buckhead	Morgan	Edison	Has LIHTC Project
Rural	Development Authority of Burke County	Buena Vista	Marion	Elberton	Has LIHTC Project
Rural	Development Authority of Butts County	Buford	Gwinnett	Ellaville	Has LIHTC Project
Rural	Development Authority of Carroll County	Butler	Taylor	Ellijay	Has LIHTC Project
Rural	Development Authority of Cartersville	Byromville	Dooly	Evans	Has LIHTC Project
Rural	Development Authority of Catoosa County	Byron	Peach	Fairburn	Has LIHTC Project
Rural	Development Authority of Chattooga County	Cadwell	Laurens	Fitzgerald	Has LIHTC Project
Rural	Development Authority of Cherokee County	Cairo	Grady	Fitzgerald Hill	Has LIHTC Project
Rural	Development Authority of City of Edison, Georgia	Calhoun	Gordon	Flowery Bran	Has LIHTC Project
Rural	Development Authority of Clayton County	Calvary	Grady	Folkston	Has LIHTC Project
Urban	Development Authority of Cobb County	Camak	Warren	Forest Park	Has LIHTC Project
Rural	Development Authority of Columbia County	Camilla	Mitchell	Forsyth	Has LIHTC Project
Rural	Development Authority of Columbus, Georgia	Candler-McAfee	DeKalb	Fort Valley	Has LIHTC Project
Urban	Development Authority of Conyers, Georgia	Canon	Franklin	Franklin	Has LIHTC Project
Rural	Development Authority of Coweta County	Canoochee	Emanuel	Franklin Sprir	Has LIHTC Project
Rural	Development Authority of Crawford County	Canton	Cherokee	Ft. Gaines	Has LIHTC Project
Rural	Development Authority of Crisp County	Carl	Barrow	Ft. Oglethorpe	Has LIHTC Project
Rural	Development Authority of Dawson County	Carlton	Madison	Gainesville	Has LIHTC Project
Rural	Development Authority of DeKalb County	Carnesville	Franklin	Glennville	Has LIHTC Project
Rural	Development Authority of Dougherty County	Carrollton	Carroll	Gordon	Has LIHTC Project
Rural	Development Authority of Douglas County	Cartersville	Bartow	Gray	Has LIHTC Project
Rural	Development Authority of Early County	Cave Spring	Floyd	Greensboro	Has LIHTC Project
Rural	Development Authority of Effingham County	Cecil	Cook	Greenville	Has LIHTC Project
Rural	Development Authority of Elbert County, Elberton and Bow	Cedar Springs	Early	Griffin	Has LIHTC Project
Rural	Development Authority of Emanuel County	Cedartown	Polk	Grovetown	Has LIHTC Project
Rural	Development Authority of Emanuel County and the City of S	Centerville	Houston	Hahira	Has LIHTC Project
Rural	Development Authority of Fairburn	Centralhatchee	Heard	Hamilton	Has LIHTC Project
Urban	Development Authority of Floyd County	Chamblee	DeKalb	Hampton	Has LIHTC Project
Urban	Development Authority of Forsyth County	Chatsworth	Murray	Harlem	Has LIHTC Project
Rural	Development Authority of Fulton County	Chattahoochee	Fulton	Hartwell	Has LIHTC Project
Rural	Development Authority of Gordon County	Chattanooga V	Walker	Hawkinsville	Has LIHTC Project
Urban	Development Authority of Gwinnett County	Chauncey	Dodge	Hazlehurst	Has LIHTC Project
Rural	Development Authority of Haralson County	Cherry Log	Gilmer	Helena	Has LIHTC Project
Urban	Development Authority of Harris County	Chester	Dodge	Hiawassee	Has LIHTC Project
Rural	Development Authority of Heard County	Chickamauga	Walker	Hinesville	Has LIHTC Project
Urban	Development Authority of Houston County	Clarkesville	Habersham	Hiram	Has LIHTC Project
Rural	Development Authority of Jasper County	Clarkston	DeKalb	Hogansville	Has LIHTC Project
Rural	Development Authority of Jefferson County	Claxton	Evans	Homerville	Has LIHTC Project
Rural	Development Authority of Jefferson, Georgia	Clayton	Rabun	Ideal	Has LIHTC Project
Rural	Development Authority of Jenkins County	Clermont	Hall	Jackson	Has LIHTC Project
Rural	Development Authority of Johnson County, Georgia	Cleveland	White	Jasper	Has LIHTC Project
Rural	Development Authority of Jones County	Climax	Decatur	Jefferson	Has LIHTC Project
Urban	Development Authority of LaFayette	Cobbtown	Tattnall	Jesup	Has LIHTC Project
Urban	Development Authority of LaGrange	Cochran	Bleckley	Johns Creek	Has LIHTC Project
Rural	Development Authority of Lanier County	Cohutta	Whitfield	Jonesboro	Has LIHTC Project
Rural	Development Authority of Lawrenceville, GA	Colbert	Madison	Kingsland	Has LIHTC Project
CA Rural C	Development Authority of Lee County	Coleman	Randolph	Lafayette	Has LIHTC Project
Rural	Development Authority of Lumpkin County	College Park	Fulton	Lagrange	Has LIHTC Project
Urban	Development Authority of Macon County	Collins	Tattnall	Lake Park	Has LIHTC Project
Rural	Development Authority of McDuffie County	Colquitt	Miller	Lakeland	Has LIHTC Project
Rural	Development Authority of McDuffie County and the City of T	Columbus	Muscogee	Lavonia	Has LIHTC Project
Rural	Development Authority of Mitchell County	Comer	Madison	Lawrenceville	Has LIHTC Project
Rural	Development Authority of Monroe County	Commerce	Jackson	Leesburg	Has LIHTC Project
Rural	Development Authority of Morgan County	Concord	Pike	Lexington	Has LIHTC Project
Rural	Development Authority of Palmetto	Conley	Clayton	Lithonia	Has LIHTC Project
Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove	Has LIHTC Project
Rural	Development Authority of Peachtree City	Coolidge	Thomas	Louisville	Has LIHTC Project
Rural	Development Authority of Pike County	Cordele	Crisp	Ludowici	Has LIHTC Project
Rural	Development Authority of Polk County	Corinth	Heard	Lula	Has LIHTC Project
Rural	Development Authority of Rabun County	Cornelia	Habersham	Lumber City	Has LIHTC Project
Rural	Development Authority of Richmond County	Country Club E	Bulloch	Lyons	Has LIHTC Project
Rural	Development Authority of Rockdale County	Covington	Newton	Mableton	Has LIHTC Project
Rural	Development Authority of Screven County	Crawford	Oglethorpe	Macon	Has LIHTC Project



Rural	Development Authority of Seminole County and Donalsonville	Crawfordville	Taliaferro	Madison	Has LIHTC Project
Rural	Development Authority of St. Marys	Crooked Creek	Putnam	Manchester	Has LIHTC Project
Rural	Development Authority of Talbot County	Culloden	Monroe	Marietta	Has LIHTC Project
Rural	Development Authority of Telfair County	Cumming	Forsyth	Marshallville	Has LIHTC Project
Rural	Development Authority of the City of Americus	Cusseta	Chattahoochee	Martinez	Has LIHTC Project
Rural	Development Authority of the City of Bowdon	Cuthbert	Randolph	Maysville	Has LIHTC Project
Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Mccaysville	Has LIHTC Project
Rural	Development Authority of the City of Folkston and Charlton	Dahlonega	Lumpkin	Mcdonough	Has LIHTC Project
Rural	Development Authority of the City of Homeland	Daisy	Evans	Metter	Has LIHTC Project
Rural	Development Authority of the City of Jasper	Dallas	Paulding	Midville	Has LIHTC Project
Rural	Development Authority of the City of Jeffersonville and Twig	Dalton	Whitfield	Milledgeville	Has LIHTC Project
Rural	Development Authority of the City of Marietta	Damascus	Early	Millen	Has LIHTC Project
Rural	Development Authority of the City of Milledgeville and Baldwin	Danielsville	Madison	Monroe	Has LIHTC Project
Rural	Development Authority of the City of Newnan	Danville	Wilkinson	Moultrie	Has LIHTC Project
Urban	Development Authority of the City of Oakwood	Darien	McIntosh	Mt. Vernon	Has LIHTC Project
Rural	Development Authority of the City of Roswell	Dasher	Lowndes	Nashville	Has LIHTC Project
Rural	Development Authority of the City of Vienna	Davisboro	Washington	Newnan	Has LIHTC Project
Rural	Development Authority of the Unified Government of Athens	Dawson	Terrell	Ocilla	Has LIHTC Project
Rural	Development Authority of Tift County	Dawsonville	Dawson	Omega	Has LIHTC Project
	Development Authority of Union County	De Soto	Sumter	Palmetto	Has LIHTC Project
	Development Authority of Vidalia	Dearing	McDuffie	Peachtree City	Has LIHTC Project
	Development Authority of Walton County	Decatur	DeKalb	Pearson	Has LIHTC Project
	Development Authority of Warner Robins	Deenwood	Ware	Pelham	Has LIHTC Project
	Development Authority of Warren County	Deepstep	Washington	Pembroke	Has LIHTC Project
	Development Authority of Washington County	Demorest	Habersham	Perry	Has LIHTC Project
	Development Authority of Wheeler County	Denton	Jeff Davis	Pine Mountain	Has LIHTC Project
	Development Authority of White County	Dewy Rose	Elbert	Pooler	Has LIHTC Project
	Development Authority of Whitfield County	Dexter	Laurens	Powder Springs	Has LIHTC Project
	Development Authority of Wilkinson County	Dillard	Rabun	Preston	Has LIHTC Project
	Downtown Athens Development Authority	Dock Junction	Glynn	Quitman	Has LIHTC Project
	Downtown Camilla Development Authority	Doerun	Colquitt	Rabun Gap	Has LIHTC Project
	Downtown Dalton Development Authority	Donalsonville	Seminole	Reidsville	Has LIHTC Project
	Downtown Development Authority for the City of Garden City	Dooling	Dooly	Richland	Has LIHTC Project
	Downtown Development Authority for the City of Hahira, Georgia	Doraville	DeKalb	Richmond Hill	Has LIHTC Project
	Downtown Development Authority for the City of Savannah	Douglas	Coffee	Rincon	Has LIHTC Project
	Downtown Development Authority for the City of Warner Robins	Douglasville	Douglas	Ringgold	Has LIHTC Project
	Downtown Development Authority of Adel, Georgia	Druid Hills	DeKalb	Riverdale	Has LIHTC Project
	Downtown Development Authority of Albany, Georgia	Du Pont	Clinch	Roberta	Has LIHTC Project
	Downtown Development Authority of Augusta-Richmond County	Dublin	Laurens	Rockmart	Has LIHTC Project
	Downtown Development Authority of Austell	Dudley	Laurens	Rome	Has LIHTC Project
	Downtown Development Authority of Avondale Estates	Duluth	Gwinnett	Rossville	Has LIHTC Project
	Downtown Development Authority of Barnesville	Dunwoody	DeKalb	Roswell	Has LIHTC Project
	Downtown Development Authority of Baxley	Dutch Island	Chatham	Royston	Has LIHTC Project
	Downtown Development Authority of Bremen	Eagle Grove	Hart	Sandersville	Has LIHTC Project
	Downtown Development Authority of Brunswick	East Dublin	Laurens	Sandy Spring	Has LIHTC Project
	Downtown Development Authority of Centerville	East Ellijay	Gilmer	Sardis	Has LIHTC Project
	Downtown Development Authority of Chatsworth	East Griffin	Spalding	Savannah	Has LIHTC Project
	Downtown Development Authority of Columbus, Georgia	East Newnan	Coweta	Scottdale	Has LIHTC Project
	Downtown Development Authority of Cordele	East Point	Fulton	Shellman	Has LIHTC Project
	Downtown Development Authority of Cuthbert, Georgia	Eastman	Dodge	Smyrna	Has LIHTC Project
	Downtown Development Authority of Douglas	Eatonton	Putnam	Soperton	Has LIHTC Project
	Downtown Development Authority of Fairburn	Edgehill	Glascocock	Sparta	Has LIHTC Project
	Downtown Development Authority of Fitzgerald	Edison	Calhoun	Springfield	Has LIHTC Project
	Downtown Development Authority of Forsyth	Elberton	Elbert	St. Marys	Has LIHTC Project
	Downtown Development Authority of Fort Gaines, Georgia	Ellaville	Schley	Statesboro	Has LIHTC Project
	Downtown Development Authority of Hampton	Ellenton	Colquitt	Stockbridge	Has LIHTC Project
	Downtown Development Authority of Hartwell, Georgia	Ellijay	Gilmer	Stone Mountain	Has LIHTC Project
	Downtown Development Authority of Hinesville, Georgia	Emerson	Bartow	Summerville	Has LIHTC Project
	Downtown Development Authority of Holly Springs	Empire	Dodge	Swainsboro	Has LIHTC Project
	Downtown Development Authority of Lawrenceville, GA	Enigma	Berrien	Sylvania	Has LIHTC Project
	Downtown Development Authority of Madison	Ephesus	Heard	Sylvester	Has LIHTC Project
	Downtown Development Authority of Maysville	Epworth	Fannin	Talbotton	Has LIHTC Project
	Downtown Development Authority of Millen, Georgia	Eton	Murray	Tennille	Has LIHTC Project
	Downtown Development Authority of Monticello, Georgia	Euharlee	Bartow	Thomaston	Has LIHTC Project
	Downtown Development Authority of Moultrie	Evans	Columbia	Thomasville	Has LIHTC Project
	Downtown Development Authority of Pitts, Georgia	Experiment	Spalding	Thomson	Has LIHTC Project
	Downtown Development Authority of Smyrna	Fair Oaks	Cobb	Tifton	Has LIHTC Project
	Downtown Development Authority of Snellville, Georgia	Fairburn	Fulton	Toccoa	Has LIHTC Project
	Downtown Development Authority of Social Circle	Fairmount	Gordon	Trenton	Has LIHTC Project
	Downtown Development Authority of the City of Atlanta	Fairview	Walker	Trion	Has LIHTC Project
	Downtown Development Authority of the City of Baconton	Fargo	Clinch	Tucker	Has LIHTC Project
	Downtown Development Authority of the City of Buford	Fayetteville	Fayette	Union City	Has LIHTC Project
	Downtown Development Authority of the City of Canton, Georgia	Fitzgerald	Ben Hill	Union Point	Has LIHTC Project

Downtown Development Authority of the City of Dallas, Geo	Flemington	Liberty	Valdosta	Has LIHTC Project
Downtown Development Authority of the City of Darien	Flovilla	Butts	Vidalia	Has LIHTC Project
Downtown Development Authority of the City of Dawson	Flowery Branch	Hall	Vienna	Has LIHTC Project
Downtown Development Authority of the City of Decatur	Folkston	Charlton	Villa Rica	Has LIHTC Project
Downtown Development Authority of the City of Douglasville	Forest Park	Clayton	Wadley	Has LIHTC Project
Downtown Development Authority of the City of Greensboro	Forsyth	Monroe	Warm Springs	Has LIHTC Project
Downtown Development Authority of the City of Jackson	Fort Gaines	Clay	Warner Robins	Has LIHTC Project
Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Catoosa	Warrenton	Has LIHTC Project
Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty	Washington	Has LIHTC Project
Downtown Development Authority of the City of LaGrange	Fort Valley	Peach	Waycross	Has LIHTC Project
Downtown Development Authority of the City of Locust Grove	Franklin	Heard	Waynesboro	Has LIHTC Project
Downtown Development Authority of the City of Monroe	Franklin Springs	Franklin	West Point	Has LIHTC Project
Downtown Development Authority of the City of Morrow, Ge	Funston	Colquitt	Willacoochee	Has LIHTC Project
Downtown Development Authority of the City of Newnan, Ge	Gainesville	Hall	Williamson	Has LIHTC Project
Downtown Development Authority of the City of Norcross	Garden City	Chatham	Winder	Has LIHTC Project
Downtown Development Authority of the City of Perry	Garfield	Emanuel	Woodstock	Has LIHTC Project
Downtown Development Authority of the City of Richland, G	Gay	Meriwether	Wrens	Has LIHTC Project
Downtown Development Authority of the City of Rome	Geneva	Talbot	Wrightsville	Has LIHTC Project
Downtown Development Authority of the City of Rossville	Georgetown	Quitman	Young Harris	Has LIHTC Project
Downtown Development Authority of the City of Roswell	Gibson	Glascocock		
Downtown Development Authority of the City of Royston	Gillsville	Hall		
Downtown Development Authority of the City of Senoia	Girard	Burke		
Downtown Development Authority of the City of Smithville	Glennville	Tattnall		
Downtown Development Authority of the City of Tallapoosa	Glenwood	Wheeler		
Downtown Development Authority of the City of Thomson	Good Hope	Walton		
Downtown Development Authority of the City of Tifton	Gordon	Wilkinson		
Downtown Development Authority of the City of Unadilla	Graham	Appling		
Downtown Development Authority of the City of Vienna	Grantville	Coweta		
Downtown Development Authority of the City of Warrenton	Gray	Jones		
Downtown Development Authority of the City of Warwick	Grayson	Gwinnett		
Downtown Development Authority of the City of Zebulon	Greensboro	Greene		
Downtown Development Authority of the Mayor and City Co	Greenville	Meriwether		
Downtown Development Authority of Toccoa	Gresham Park	DeKalb		
Downtown Development Authority of Woodbury	Griffin	Spalding		
Downtown Development Authority of Woodstock	Grovetown	Columbia		
Downtown Development Authority, City of Forest Park	Gum Branch	Liberty		
Downtown LaGrange Development Authority	Gumlog	Towns		
Downtown Marietta Development Authority	Guyton	Effingham		
Downtown Savannah Authority	Hagan	Evans		
Downtown Statesboro Development Authority	Hahira	Lowndes		
Downtown Waycross Development Authority	Hamilton	Harris		
Dublin-Laurens County Development Authority	Hampton	Henry		
Elbert County Richard B. Russell Development Authority	Hannahs Mill	Upson		
Elberton Downtown Development Authority d/b/a MainStree	Hapeville	Fulton		
Emanuel County Development Authority	Haralson	Coweta		
Emanuel-Johnson County Development Authority	Hardwick	Baldwin		
Etowah Area Consolidated Housing Authority	Harlem	Columbia		
Fairburn Housing Authority	Harrison	Washington		
Fall Line Regional Development Authority	Hartwell	Hart		
Fayette County Development Authority	Hawkinsville	Pulaski		
Fitzgerald/Ben Hill County Development Authority	Hazlehurst	Jeff Davis		
Flint Area Consolidated Housing Authority	Helen	White		
Fort Oglethorpe Downtown Development Authority	Helena	Telfair		
Fort Valley Downtown Development Authority	Henderson	Chatham		
Fulton County/City of Atlanta Land Bank Authority, Inc.	Hephzibah	Richmond		
Gainesville and Hall County Development Authority	Heron Bay	Henry		
Gainesville Redevelopment Authority	Hiawassee	Towns		
Georgia Bioscience Joint Development Authority	Higgston	Montgomery		
Gibson Housing Authority	Hilltop	Pike		
Glennville Development Authority	Hiltonia	Screven		
Glennville Downtown Development Authority	Hinesville	Liberty		
Gordon County - Floyd County Development Authority	Hiram	Paulding		
Gordon Downtown Development Authority	Hoboken	Brantley		
Grady County Joint Development Authority	Hogansville	Troup		
Greene County Development Authority	Holly Springs	Cherokee		
Griffin-Spalding County Development Authority	Homeland	Charlton		
Habersham County Development Authority	Homer	Banks		
Hapeville Development Authority	Homerville	Clinch		
Hawkinsville Downtown Development Authority	Hoschton	Jackson		
Hawkinsville Housing Authority	Howard	Taylor		
Hazlehurst Downtown Development Authority	Hull	Madison		
Henry County Development Authority	Ideal	Macon		
Hogansville Development Authority	Ila	Madison		

Housing Authority City of Sylvester, GA	Indian Springs	Catoosa
Housing Authority of City of Carrollton	Iron City	Seminole
Housing Authority of City of Danielsville	Irondale	Clayton
Housing Authority of Clayton County	Irwinton	Wilkinson
Housing Authority of Cobb County	Isle of Hope	Chatham
Housing Authority of Columbus, Georgia	Ivey	Wilkinson
Housing Authority of Fulton County	Jackson	Butts
Housing Authority of Gwinnett County	Jacksonville	Telfair
Housing Authority of Lee County	Jakin	Early
Housing Authority of Savannah	Jasper	Pickens
Housing Authority of Screven County	Jefferson	Jackson
Housing Authority of the City of Acworth	Jeffersonville	Twiggs
Housing Authority of the City of Adel, Georgia	Jenkinsburg	Butts
Housing Authority of the City of Alamo	Jersey	Walton
Housing Authority of the City of Albany	Jesup	Wayne
Housing Authority of the City of Ashburn	Johns Creek	Fulton
Housing Authority of the City of Athens, Georgia	Jonesboro	Clayton
Housing Authority of the City of Augusta, Georgia	Junction City	Talbot
Housing Authority of the City of Bainbridge	Kennesaw	Cobb
Housing Authority of the City of Baxley	Keysville	Burke
Housing Authority of the City of Blackshear	Kings Bay Base	Camden
Housing Authority of the City of Blakely, Georgia	Kingsland	Camden
Housing Authority of the City of Buford, Georgia	Kingston	Bartow
Housing Authority of the City of Cairo, Georgia	Kite	Johnson
Housing Authority of the City of Calhoun	Knoxville	Crawford
Housing Authority of the City of Camilla	LaFayette	Walker
Housing Authority of the City of Canton	LaGrange	Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton
Housing Authority of the City of Cedartown, Ga.	Lake Park	Lowndes
Housing Authority of the City of Clarkesville, Ga.	Lakeland	Lanier
Housing Authority of the City of Clarkston	Lakeview	Catoosa
Housing Authority of the City of Clayton, Georgia	Lakeview Estate	Rockdale
Housing Authority of the City of Cleveland, Ga.	Lavonia	Franklin
Housing Authority of the City of College Park	Lawrenceville	Gwinnett
Housing Authority of the City of Colquitt	Leary	Calhoun
Housing Authority of the City of Conyers	Leesburg	Lee
Housing Authority of the City of Cornelia, Ga.	Lenox	Cook
Housing Authority of the City of Covington	Leslie	Sumter
Housing Authority of the City of Crawfordville	Lexington	Oglethorpe
Housing Authority of the City of Cumming	Lilburn	Gwinnett
Housing Authority of the City of Cuthbert, GA	Lilly	Dooly
Housing Authority of the City of Dahlonega	Lincoln Park	Upson
Housing Authority of the City of Dawson	Lincolnton	Lincoln
Housing Authority of the City of Decatur, Georgia	Linwood	Walker
Housing Authority of the City of Doerun, Georgia	Lithia Springs	Douglas
Housing Authority of the City of Dublin, Georgia	Lithonia	DeKalb
Housing Authority of the City of East Point, Georgia	Locust Grove	Henry
Housing Authority of the City of Eastman	Loganville	Walton
Housing Authority of the City of Eatonton	Lone Oak	Meriwether
Housing Authority of the City of Edison, GA.	Lookout Mount	Walker
Housing Authority of the City of Ellaville	Louisville	Jefferson
Housing Authority of the City of Ellijay, Georgia	Lovejoy	Clayton
Housing Authority of the City of Fitzgerald	Ludowici	Long
Housing Authority of the City of Forsyth	Lula	Hall
Housing Authority of the City of Fort Gaines	Lumber City	Telfair
Housing Authority of the City of Fort Oglethorpe, Georgia	Lumpkin	Stewart
Housing Authority of the City of Fort Valley	Luthersville	Meriwether
Housing Authority of the City of Gainesville	Lyerly	Chattooga
Housing Authority of the City of Glennville	Lyons	Toombs
Housing Authority of the City of Glenwood	Mableton	Cobb
Housing Authority of the City of Grantville	Macon	Bibb
Housing Authority of the City of Greensboro, Georgia	Madison	Morgan
Housing Authority of the City of Griffin	Manassas	Tattnall
Housing Authority of the City of Hahira, Georgia	Manchester	Meriwether
Housing Authority of the City of Hampton, Georgia	Mansfield	Newton
Housing Authority of the City of Harlem, Georgia	Marietta	Cobb
Housing Authority of the City of Hartwell	Marshallville	Macon
Housing Authority of the City of Hinesville, Ga	Martin	Stephens
Housing Authority of the City of Hogansville	Martinez	Columbia
Housing Authority of the City of Jasper	Matthews	Jefferson
Housing Authority of the City of Jefferson	Maxeys	Oglethorpe
Housing Authority of the City of Jesup	Maysville	Banks
Housing Authority of the City of Lakeland, Georgia	McCaysville	Fannin

Housing Authority of the City of Lavonia	McDonough	Henry
Housing Authority of the City of Lawrenceville, GA	McIntyre	Wilkinson
Housing Authority of the City of Lithonia, Georgia	McRae	Telfair
Housing Authority of the City of Loganville, GA	Meansville	Pike
Housing Authority of the City of Louisville	Meigs	Thomas
Housing Authority of the City of Macon, Georgia	Mendes	Tattnall
Housing Authority of the City of Madison, GA	Menlo	Chattooga
Housing Authority of the City of Marietta	Metter	Candler
Housing Authority of the City of McDonough	Midville	Burke
Housing Authority of the City of Menlo, Georgia	Midway	Liberty
Housing Authority of the City of Metter	Milan	Telfair
Housing Authority of the City of Milledgeville and Sparta	Milledgeville	Baldwin
Housing Authority of the City of Millen	Millen	Jenkins
Housing Authority of the City of Monroe, GA	Milner	Lamar
Housing Authority of the City of Monticello	Milton	Fulton
Housing Authority of the City of Moultrie, Georgia	Mineral Bluff	Fannin
Housing Authority of the City of Mt. Vernon	Mitchell	Glascocock
Housing Authority of the City of Nahunta	Molena	Pike
Housing Authority of the City of Nashville, Georgia	Monroe	Walton
Housing Authority of the City of Oakwood, Georgia	Montezuma	Macon
Housing Authority of the City of Ocilla, Ga	Montgomery	Chatham
Housing Authority of the City of Pearson, Georgia	Monticello	Jasper
Housing Authority of the City of Perry, Georgia	Montrose	Laurens
Housing Authority of the City of Quitman	Moody AFB	Lowndes
Housing Authority of the City of Ringgold	Moreland	Coweta
Housing Authority of the City of Roberta, GA.	Morgan	Calhoun
Housing Authority of the City of Roswell	Morganton	Fannin
Housing Authority of the City of Royston	Morrow	Clayton
Housing Authority of the City of Sandersville	Morven	Brooks
Housing Authority of the City of Senoia	Moultrie	Colquitt
Housing Authority of the City of Shellman	Mount Airy	Habersham
Housing Authority of the City of Social Circle, GA	Mount Vernon	Montgomery
Housing Authority of the City of Soperton	Mount Zion	Carroll
Housing Authority of the City of Statesboro	Mountain City	Rabun
Housing Authority of the City of Summerville	Mountain Park	Fulton
Housing Authority of the City of Swainsboro	Mountain Park	Fulton
Housing Authority of the City of Sylvania	Nahunta	Brantley
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Berrien
Housing Authority of the City of Thomaston	Naylor	Lowndes
Housing Authority of the City of Thomasville, Georgia	Nelson	Pickens
Housing Authority of the City of Thomson, Georgia	Newborn	Newton
Housing Authority of the City of Tifton, Georgia	Newington	Screven
Housing Authority of the City of Toccoa, Ga.	Newnan	Coweta
Housing Authority of the City of Vidalia	Newton	Baker
Housing Authority of the City of Vienna	Nicholls	Coffee
Housing Authority of the City of Warner Robins, Georgia	Nicholson	Jackson
Housing Authority of the City of Warrenton	Norcross	Gwinnett
Housing Authority of the City of Waycross	Norman Park	Colquitt
Housing Authority of the City of Waynesboro	North Atlanta	DeKalb
Housing Authority of the City of West Point	North Decatur	DeKalb
Housing Authority of the City of Winder	North Druid Hill:	DeKalb
Housing Authority of the City of Woodbury, Georgia	North High Sho.	Oconee
Housing Authority of the City of Wrightsville	Norwood	Warren
Housing Authority of the County of Atkinson, Georgia	Nunez	Emanuel
Housing Authority of the County of DeKalb, Georgia	Oak Park	Emanuel
Housing Authority of the County of Harris	Oakwood	Hall
Housing Authority of the County of Houston, Georgia	Ochlocknee	Thomas
Housing Authority of the Town of Homer, Ga.	Ocilla	Irwin
Houston County Development Authority	Oconee	Washington
Ideal Downtown Development Authority	Odum	Wayne
Jackson Housing Authority	Offerman	Pierce
Jenkins County Development Authority	Oglethorpe	Macon
Joint Development Authority of Baker, Dougherty, Terrell, ar	Oliver	Screven
Joint Development Authority of Bartow County and Pickens	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Mitc	Omega	Tift
Joint Development Authority of Burke County and City of W	Orchard Hill	Spalding
Joint Development Authority of Carroll, Haralson, Polk, Hear	Oxford	Newton
Joint Development Authority of Fannin County, Towns Cour	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephens	Panthersville	DeKalb
Joint Development Authority of Hazlehurst, Lumber City and	Parrott	Terrell
Joint Development Authority of Jasper, Morgan, Newton, an	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazlehur:	Pavo	Thomas
Joint Development Authority of Metropolitan Atlanta	Payne	Bibb

Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Joint Development Authority of Winder-Barrow County	Peachtree Corn	Gwinnett
Kennesaw Development Authority	Pearson	Atkinson
Kennesaw Downtown Development Authority	Pelham	Mitchell
Kingsland Development Authority	Pembroke	Bryan
Kingsland Downtown Development Authority	Pendergrass	Jackson
Kingston Downtown Development Authority	Perkins	Jenkins
LaFayette Housing Authority	Perry	Houston
LaGrange Development Authority	Phillipsburg	Tift
Lake Oconee Area Development Authority	Pine Lake	DeKalb
Laurens-Treutlen Joint Development Authority	Pine Mountain	Harris
Lavonia Downtown Development Authority	Pinehurst	Dooly
Lincoln County Development Authority	Pineview	Wilcox
Long County Housing Authority	Pitts	Wilcox
Lyons Downtown Development Authority	Plains	Sumter
Macon-Bibb County Urban Development Authority	Plainville	Gordon
Marion County Development Authority	Pooler	Chatham
Middle Coastal Unified Development Authority	Port Wentworth	Chatham
Middle Georgia Regional Development Authority	Portal	Bulloch
Milledgeville MainStreet/The Downtown Development Authc	Porterdale	Newton
Miller County Development Authority	Poulan	Worth
Mitchell County Development Authority	Powder Springs	Cobb
Montezuma Downtown Development Authority	Preston	Webster
Montgomery County Development Authority	Pulaski	Candler
Moultrie-Colquitt County Development Authority	Putney	Dougherty
Nashville Downtown Development Authority	Quitman	Brooks
Northeast Georgia Housing Authority	Ranger	Gordon
Northwest Georgia Housing Authority	Raoul	Habersham
Northwest Georgia Joint Development Authority	Ray City	Berrien
Ocmulgee Regional Joint Development Authority	Rayle	Wilkes
Oglethorpe Development Authority	Rebecca	Turner
Okefenokee Area Development Authority	Redan	DeKalb
Palmetto Housing Authority	Reed Creek	Hart
Pelham Housing Authority	Register	Bulloch
Pooler Development Authority	Reidsville	Tattnall
Port Wentworth Downtown Development Authority	Remerton	Lowndes
Powder Springs Downtown Development Authority	Rentz	Laurens
Pulaski County-Hawkinsville Development Authority	Resaca	Gordon
Putnam Development Authority	Rest Haven	Gwinnett
Randolph County Development Authority	Reynolds	Taylor
Redevelopment Authority of Clayton County	Rhine	Dodge
Rochelle Housing Authority	Riceboro	Liberty
Rockmart Development Authority	Richland	Stewart
Rome-Floyd County Development Authority	Richmond Hill	Bryan
Sandersville Downtown Development Authority	Riddleville	Washington
Sardis Development Authority	Rincon	Effingham
Schley-Sumter-Macon Counties Joint Development Authority	Ringgold	Catoosa
Screven County Development Authority	Riverdale	Clayton
Smyrna Housing Authority	Riverside	Colquitt
Social Circle Development Authority	Roberta	Crawford
South Georgia Business and Development Authority	Robins AFB	Houston
Southeast Georgia Consolidated Housing Authority	Rochelle	Wilcox
Southeast Georgia Joint Development Authority	Rockingham	Bacon
Southeast Georgia Regional Development Authority	Rockmart	Polk
Southwest Georgia Joint Development Authority	Rocky Ford	Screven
Sparta-Hancock County Development Authority	Rome	Floyd
St. Marys Downtown Development Authority	Roopville	Carroll
Stephens County Development Authority	Rossville	Walker
Suwanee Downtown Development Authority	Roswell	Fulton
Tallapoosa Development Authority	Royston	Franklin
Tattnall County Development Authority	Russell	Barrow
Taylor County Development Authority	Rutledge	Morgan
Temple Downtown Development Authority	Sale City	Mitchell
Terrell County Development Authority	Salem	Catoosa
The Commerce Housing Authority	Sandersville	Washington
The Development Authority of Long County	Sandy Springs	Fulton
The Development Authority of Pickens County	Santa Claus	Toombs
The Development Authority of Snellville, Georgia	Sardis	Burke
The Development Authority of the City of Camilla	Sasser	Terrell
The Development Authority of the City of Manchester	Satilla	Jeff Davis
The Development Authority of the City of Tallapoosa	Sautee Nacooc	White
The Downtown Development Authority of Bainbridge, Georg	Savannah	Chatham
The Downtown Development Authority of the City of Griffin,	Scotland	Telfair

The Housing Authority of the City of Americus, GA	Scottdale	DeKalb
The Housing Authority of the City of Atlanta, Georgia	Screven	Wayne
The Housing Authority of the City of Brunswick, Georgia	<< Select from	Select City first
The Housing Authority of the City of Dallas, Georgia	Senoia	Coweta
The Housing Authority of the City of Newnan	Seville	Wilcox
The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomaston Downtown Development Authority	Shannon	Floyd
Thomasville Downtown Development Authority	Sharon	Taliaferro
Tift County Development Authority	Sharpsburg	Coweta
Tift-Turner-Worth-Cook Joint Development Authority	Shellman	Randolph
Toombs County Development Authority	Shiloh	Harris
Treutlen County Development Authority	Siloam	Greene
Troup County Development Authority	Skidaway Island	Chatham
Turner County Development Authority	Sky Valley	Rabun
Union City Housing Authority	Smithville	Lee
Urban Redevelopment Agency of Clayton County, Georgia	Smyrna	Cobb
Urban Redevelopment Agency of the City of Canton	Snellville	Gwinnett
Urban Redevelopment Agency of the City of Dallas	Social Circle	Walton
Urban Redevelopment Agency of the City of Duluth	Soperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, Georgia	Sparks	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta, Georgia	Springfield	Effingham
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Simons	Glynn
Vidalia Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority	Statenville	Echols
Walker County Development Authority	Statesboro	Bulloch
Waycross and Ware County Development Authority	Statham	Barrow
West Central Georgia Joint Development Authority	Stillmore	Emanuel
West Georgia Joint Development Authority	Stockbridge	Henry
West Point Development Authority	Stone Mountain	DeKalb
West Point Lake Development Authority	Sugar Hill	Gwinnett
Winder Downtown Development Authority	Summertown	Emanuel
Woodbine Downtown Development Authority	Summersville	Chattooga
	Sumner	Worth
	Sunny Side	Spalding
	Sunnyside	Towns
	Sunset Village	Upton
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Screven
	Sylvester	Worth
	Talahi Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Tallapoosa	Haralson
	Tallahul Falls	Habersham
	Talmo	Jackson
	Tarrytown	Montgomery
	Tate	Towns
	Taylorsville	Bartow
	Temple	Carroll
	Tennille	Washington
	The Rock	Upton
	Thomaston	Upton
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkinson
	Trenton	Dade
	Trion	Chattooga
	Tucker	DeKalb
	Tunnell Hill	Whitfield
	Turin	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham

Tyrone	Fayette
Unadilla	Dooly
Union City	Fulton
Union Point	Greene
Unionville	Tift
Uvalda	Montgomery
Valdosta	Lowndes
Varnell	Whitfield
Vernonburg	Chatham
Vidalia	Toombs
Vidette	Burke
Vienna	Dooly
Villa Rica	Carroll
Vinings	Cobb
Waco	Haralson
Wadley	Jefferson
Waleska	Cherokee
Walnut Grove	Walton
Walthourville	Liberty
Warm Springs	Meriwether
Warner Robins	Houston
Warrenton	Warren
Warwick	Worth
Washington	Wilkes
Watkinsville	Oconee
Waverly Hall	Harris
Waycross	Ware
Waynesboro	Burke
West Point	Troup
Weston	Webster
Whigham	Grady
White	Bartow
White Plains	Greene
Whitemarsh Isl	Chatham
Whitesburg	Carroll
Willacoochee	Atkinson
Williamson	Pike
Wilmington Isl	Chatham
Winder	Barrow
Winterville	Clarke
Woodbine	Camden
Woodbury	Meriwether
Woodland	Talbot
Woodstock	Cherokee
Woodville	Greene
Woolsey	Fayette
Wrens	Jefferson
Wrightsville	Johnson
Yatesville	Upson
Yonah	White
Young Harris	Towns
Zebulon	Pike









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